



**70 CHAPARRAL VALLEY Square SE**  
**Calgary, Alberta**

**MLS # A2289394**



**\$849,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Skylight(s)		

**Inclusions:** N/A

Welcome to the picturesque community of Chaparral Valley. If you've been searching for a home that backs directly onto a golf course or is just a short walk to fish creek park and the bow river, look no further. This fully developed 2-storey walkout luxury home offers over 2,300 sq. ft. of beautifully crafted living space and is packed with high-end upgrades from top to bottom. The main level is truly impressive, showcasing exotic acacia hardwood floors, 9 ft. ceilings, and a stunning living room with 18 ft. windows framing the views and a dramatic fireplace feature. The gourmet kitchen is designed for both everyday living and effortless entertaining, featuring full-height maple cabinetry, stainless steel appliances, a gas cooktop, custom hood fan, and elegant granite countertops. The acacia hardwood staircase leads to the upper level with 9 ft. ceilings, two spacious children's bedrooms, and a large bonus room currently used as a fourth bedroom. The private primary suite is a serene retreat, complete with a spa-inspired ensuite highlighted by a beautiful skylight—your perfect place to unwind. The fully finished walkout basement adds even more living space with 9 ft. ceilings, a large rec room, media room and a fourth bedroom with an ensuite bathroom featuring luxurious marble flooring and countertops. Step outside to your elevated full-width deck and soak in stunning, unobstructed golf course/club house views—an ideal backdrop for morning coffee or evening relaxation. Additional upgrades include central air conditioning, a dual-zone furnace, 2 full size electrical panels, new roof, and updated stonework on the front exterior. This exceptional home truly needs to be seen to be appreciated. Come experience the beauty, comfort, and lifestyle it offers.