



**54 Chaparral Valley Grove SE
Calgary, Alberta**

MLS # A2290459



\$874,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,274 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Tandem, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Underground		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Radon Mitigation, Permanent Outdoor Lighting, Indoor & outdoor wired speakers

.Welcome to elevated family living in beautiful Chaparral Valley, Enjoy your morning coffee with the morning sunshine and stunning views of Blue Devil Golf Course, Valley and surrounding nature. This 4-bedroom, 3.5-bath home was designed for both luxury and everyday family life. The open-concept main floor features a custom chef’s kitchen with double islands, granite countertops, upgraded stainless steel appliances, and a built-in oven, convection microwave and beverage fridge – perfect for entertaining or busy mornings with the kids. The spacious dining area and cozy family room with fireplace create a warm, inviting atmosphere. Upstairs offers two generous kids’ bedrooms, a large laundry room with cabinetry, and a true primary retreat complete with a flex area, spa-inspired ensuite with soaker tub and steam shower, and a walk-in closet. The fully finished walkout basement adds even more living space with an additional bedroom, bright rec room with fireplace, flex space for a gym, and rough-ins for a future kitchen or bar. Enjoy your oversized deck with breathtaking morning sun, underground sprinklers, and a triple tandem garage with exceptional storage or perfect for developing the next hockey superstar. With recent exterior upgrades (new shingles & front stone work in 2022) and endless updates throughout, this is the perfect place to plant roots and call home.