



**77 Chaparral Valley Green SE
Calgary, Alberta**

MLS # A2140169



\$888,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Low Maintenance Landscape, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to Chaparral Valley, where peace and tranquility meet urban convenience. Nestled only 25 minutes from Downtown, this stunning home backs onto the Blue Devil Golf Course and sits directly behind the clubhouse, offering breathtaking views of a 400-acre backyard year-round. With over 3,500 square feet of developed space, this property is designed to impress. Upon entering, you are greeted by wide plank oiled African Oak hardwood flooring that extends throughout the main floor. High ceilings and an abundance of natural light add to the home's welcoming atmosphere. The main floor features a spacious kitchen equipped with classic wood cabinetry, a center island, and a peninsular island. Stainless steel appliances, a tiled backsplash, granite countertops, and ample cabinets plus a pantry make this kitchen a chef's dream. The kitchen seamlessly flows into the large living room, which includes a feature fireplace, and the extra spacious dining area, capable of seating eight comfortably. From the dining area, step out onto the balcony and take in the uninterrupted views of the golf course. The upper level boasts a huge bonus room, a roomy laundry area, and a massive master suite. The master suite is a sanctuary with a luxurious en-suite bathroom that includes heated flooring, a huge soaker tub, a separate walk-in shower, WC, "His and Her" sinks with storage, walk-in closets, and a large vanity space. Additionally, the upper level has a family bathroom with double vanities, granite tiles, subway-tiled backsplash, heated flooring, and two large bedrooms, both with walk-in closets. The lower walk-out basement, completed by the builder, is perfect for extended family stays or a future secondary suite (with city approval and permits). It features a large bar area with a fridge, provisions for a dishwasher, and space for a games table or dining area. The

basement also includes a spacious living area with a wall-mounted fireplace, a fourth bedroom, a full bathroom, ample storage, and access to the lower patio area and low-maintenance yard. The yard features artificial grass and your own little putting green. This home is loaded with upgrades, including a brand-new on-demand hot water system, dual AC units and furnaces, and an oversized garage. With quick access to Fish Creek Park and easy access to the golf course, this property is ideal for golf enthusiasts, nature lovers, and upscale home seekers.