



**39 Chaparral Valley Way SE  
Calgary, Alberta**

**MLS # A2180087**



**\$779,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** additional refrigerator, dishwasher, washer/dryer, TV wall mounts, main entry coat rack

Welcome to your dream home in Chaparral Valley! This beautiful 4-bedroom, 3.5-bathroom gem offers over 3000 sq. ft. of developed living space designed for family comfort and style. The open-concept main floor features stunning vaulted ceilings with floor-to-ceiling windows, a cozy gas fireplace, and a chef’s kitchen with stainless steel appliances and granite countertops. You’ll love the convenience of a main-floor office, laundry room, spacious mudroom off the heated garage, and a handy 2-piece powder room. Upstairs, relax in the roomy primary suite with a luxurious 5-piece ensuite, including dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a 4-piece bathroom, and a versatile bonus room offer plenty of space for everyone. The fully finished basement adds even more value with a fantastic family room, a lower kitchen, and a flex room perfect for a home gym or playroom. There’s also a large bedroom, a lovely full bath with a walk-in shower, and an extra washer/dryer set for added convenience. Discover your perfect outdoor retreat in this south-facing, zero-maintenance backyard! Thoughtfully designed, it features mature trees, a custom shed, a durable concrete pad, and premium zero-maintenance grass. The spacious deck, complete with a gas hookup, is perfect for summer BBQs and relaxing evenings. Nestled on a quiet, tucked-away street, this air-conditioned home is wired for surround sound and provides quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail. You’ll love the proximity to top-rated schools, vibrant shopping centers, the serene Fish Creek Park, Sikome Lake, Blue Devil Golf Course, and an extensive network of walking and biking paths. Don’t miss this incredible family home—schedule your private showing today!