

# \$849,999 - 77 Chaparral Valley Grove Se, Calgary

MLS® #A2221180

**\$849,999**

4 Bedroom, 4.00 Bathroom, 2,651 sqft

Residential on 0.10 Acres

Chaparral, Calgary, Alberta

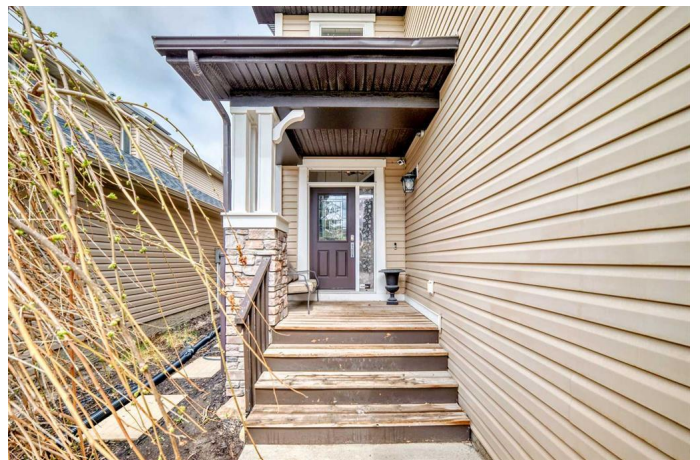
Open House June 14 Saturday 1 - 3 pm.

Huge Price reduction! Contemporary Elegance  
Meets Functional Family Living

Welcome to your dream home—where thoughtful design, modern finishes, and an exceptional location come together to create a truly unforgettable living experience. This stunning, fully developed residence with a total of 3700 sq. ft. living space offers a seamless blend of style and functionality, nestled just moments from the prestigious Blue Devil Golf Course and a network of picturesque walking paths.

From the moment you step inside, you'll be captivated by the home's contemporary flair and open-concept layout. The main level is designed for both everyday living and sophisticated entertaining, featuring a spacious family room, elegant dining area, and a gourmet kitchen that will delight any home chef. Outfitted with high-end stainless steel appliances, including a gas cooktop, the kitchen also offers an abundance of cabinetry, sleek countertops, and direct access to the backyard deck—perfect for enjoying morning coffee or evening gatherings.

A dedicated home office, convenient laundry space, and a stylish powder room complete the main level, making it as practical as it is beautiful.



Upstairs, youâ€™ll find three generously sized bedrooms, a versatile den or flex space, and a large bonus room ideal for family movie nights or a quiet retreat. The primary suite is a true sanctuary, offering a luxurious five-piece ensuite bath and a spacious walk-in closet. The additional bedrooms share a well-appointed four-piece bathroom, providing comfort and convenience for the whole family.

The fully finished basement expands your living space even further, offering an entertainerâ€™s dream. Here, you'll find a large family room complete with a wet bar and pool table, a designated fitness room with a large window for natural light, and a versatile theatre room that can also serve as a fourth bedroom. A full bathroom adds the finishing touch to this dynamic lower level.

Outside, the backyard offers a peaceful and private settingâ€”perfect for relaxing, entertaining, or simply enjoying nature. Whether hosting friends or spending quiet time with loved ones, this outdoor space is a true extension of the home.

This property has been meticulously maintained and showcases true pride of ownership throughout. Located in a sought-after community close to parks, golf, and natural amenities, this exceptional home is a rare find.

Don't miss the opportunity to make this impressive property your forever home. Schedule your private showing today!

Built in 2009

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2221180  |
| Price  | \$849,999 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,651       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 77 Chaparral Valley Grove Se |
| Subdivision | Chaparral                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0M4                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Rectangular Lot          |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | R-G            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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