

\$789,900 - 39 Chaparral Valley Way Se, Calgary

MLS® #A2090172

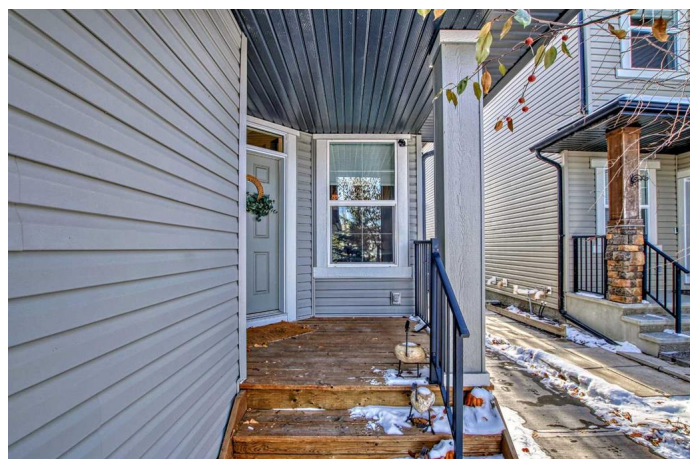
\$789,900

3 Bedroom, 4.00 Bathroom, 2,209 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Youâ€™re going to fall in love with this home! Dream home tucked away on a quiet street in the friendly community of Chaparral, with quick access to Stoney, Deerfoot and MacLeod Trail. Minutes to schools and shopping area. Easy access to the walking/biking trails of Fish Creek Park, to Sikome Lake and Blue Devil golf course. This gem has a great curb appeal, with mature trees and large driveway. Pride of ownership is apparent from first sight. As you step in, there is an open flex room (use it as a home office, playroom, reading room), leading to your bright and open concept kitchen/living/dining room. Get inspired in your chefâ€™s kitchen, boasting modern cabinets, top notch appliances and an oversized island, perfect for entertaining. Enjoy the good size dining area, with direct access to your deck, with gas hookup for your BBQ. Step outside into your low maintenance backyard retreat, with astro turf and cement pad â€“ the ultimate space for gatherings and relaxation. Your living room is breathtaking, with soaring ceiling and 2-storey windows, plus a gas fireplace to keep you warm on winter nights. Mudroom off the garage (with dryer) and a 2-piece powder room complete the main level. Upstairs you will be amazed by the size of the primary bedroom and the upscale ensuite retreat, with walk in closet. Bonus room is bright and spacious, another place to create memories with your family. Two very good size bedrooms and a full bathroom complete the second level. Your lower level features a spacious family



room with wet bar, cabinets and fridge, a hobby room and another bedroom (just needs a closet), plus a full bathroom with shower and laundry room. Additional upgrades include air conditioning, heated and painted garage, central vacuum system, surround sound with built-in speakers on main and second floor, recently stained and painted deck and fence, fresh paint in the house. If you're looking for room for your family to live and grow, here's your opportunity to live the in a spacious and stylish home, in this wonderful family community. Book your showing today!

Built in 2013

Essential Information

MLS® #	A2090172
Price	\$789,900
Sold Price	\$789,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,209
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	39 Chaparral Valley Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0S1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2023
Date Sold	November 15th, 2023
Days on Market	16
Zoning	R-1N
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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