

\$724,900 - 75 Chaparral Valley Way Se, Calgary

MLS® #A2138759

\$724,900

3 Bedroom, 3.00 Bathroom, 2,153 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Open House Cancelled. Property Conditionally Sold. Step into this charming family home nestled in the peaceful neighborhood of Chaparral Valley on a QUIET CUL-DE-SAC (with NO thru traffic!) so feel good about the kids playing out front!

Surrounded by lush greenery, scenic pathways, Fish Creek Park and the Bow River is your extended backyard & perfect for nature enthusiasts, plus the local play park & green space is around the corner.

Large & open floorplan with 9 ft ceilings & over 2150 sq feet with CENTRAL AIR CONDITIONING. GOURMET kitchen perfect for entertaining - center island & a breakfast bar, corner pantry, built-in oven + microwave & GAS STOVE.

Upstairs is a CENTRAL BONUS ROOM separating the main bedroom & the two other bedrooms.

The primary bedroom will host your king-sized furniture & a spa-like EN-SUITE with a coveted layout with double sinks AND two separate walk-in CLOSETS!! Top it off with the convenience of upstairs laundry!

Fully fenced & landscaped, SUNNY SOUTH FACING YARD, BACK LANE& an OVERSIZED Double Garage.

The BASEMENT is ready for your ideas! 9ft ceilings, a bathroom rough in, large windows & plenty of storage space you have a great space to work with & the electrical is complete! Convenient access to shopping, schools, minutes away from numerous amenities &



activities – playgrounds, grocery stores, restaurants, cafes & the Blue Devil Golf Course. Easy access to the Ring Road 22x/Stoney, Deerfoot & McLeod Trail, plus getting to the Mountains/Banff is a breeze for unlimited outdoor activities & of course, it is a few steps away from transit/bus stop. Chaparral Valley is a small & charming neighborhood community where the neighbors get to know each other, look out for each other & the children have plenty of friends. Offering you the lifestyle you™re looking for.

Built in 2012

Essential Information

MLS® #	A2138759
Price	\$724,900
Sold Price	\$737,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 Chaparral Valley Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0V4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated Garage, Oversized

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Standard Shaped Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 14th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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