

\$719,900 - 40 Chaparral Valley Terrace Se, Calgary

MLS® #A2147543

\$719,900

3 Bedroom, 3.00 Bathroom, 2,348 sqft

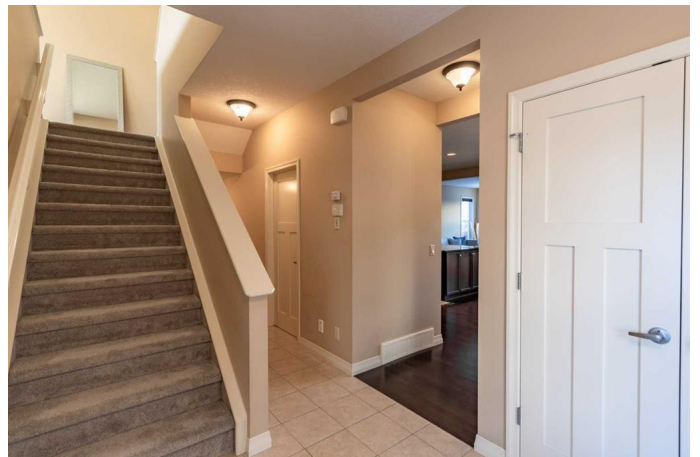
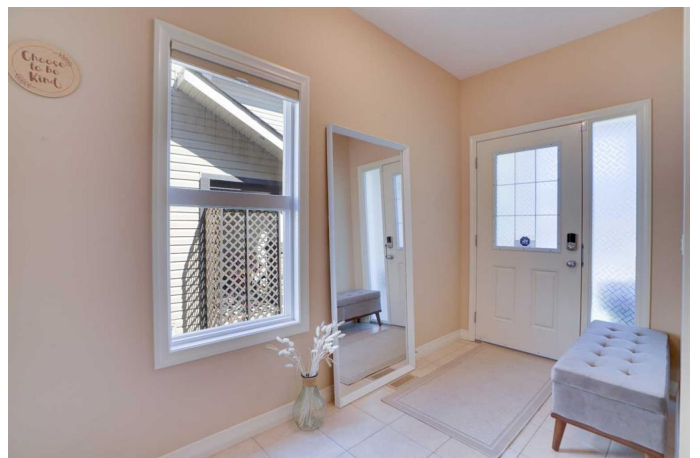
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Welcome to this upgraded Jayman-built two-story home in the sought-after community of Chaparral Valley. This stunning 2347 sq. ft. residence blends modern upgrades, elegant design, and an unbeatable location. The open-concept main floor features 9 ft. ceilings and beautiful hardwood floors. The oversized living room (17'1" x 16'1"), with new dimmable pot lights, centers around a cozy fireplace and opens to the chef's kitchen with a large island, granite countertops, and stainless steel appliances. The dining area, perfect for a table of 10, offers access to your backyard oasis with 3 connected decks and a natural gas BBQ hookup. The main floor also includes upgraded doors, a walk-in pantry, and oversized closets.

The upper level is a haven of comfort, featuring an oversized bonus room (19'1" x 17'8") with new dimmable pot lights. The luxurious primary suite offers double walk-in closets and a spa-like 4-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and an upper laundry room complete this floor. This home includes a new roof (2021), new carpet upstairs (2022), water softener system, and 12 solar panels with a 4.8 kW capacity (2023), providing sustainable energy savings and bill credits during the summer months. Central air conditioning ensures year-round comfort, and the oversized driveway offers ample parking.

Chaparral Valley is known for its tranquil,



private setting. Enjoy walking to Blue Devil Golf Course, Bow River, and Fish Creek Conservation Area. The community's access to Stoney Trail, Macleod Trail, and Deerfoot Trail means you're minutes away from all amenities, including the cheapest gas in the city at Costco Buffalo Run, just a 12-minute drive away.

This home is not just a residence; it's a lifestyle. Experience luxury, comfort, and convenience in this beautiful Chaparral Valley home. Schedule your private showing today and see why there's truly nothing like this layout. Don't miss the opportunity to make this extraordinary property your family's forever home.

Built in 2009

Essential Information

MLS® #	A2147543
Price	\$719,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,348
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Chaparral Valley Terrace Se
Subdivision	Chaparral
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 0M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Granite Counters, No Animal Home, Solar Tube(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Rain Gutters
Lot Description	Lawn, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Aluminum Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 26th, 2024
Days on Market	15
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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