

# \$824,900 - 86 Chaparral Valley Square Se, Calgary

MLS® #A2173300

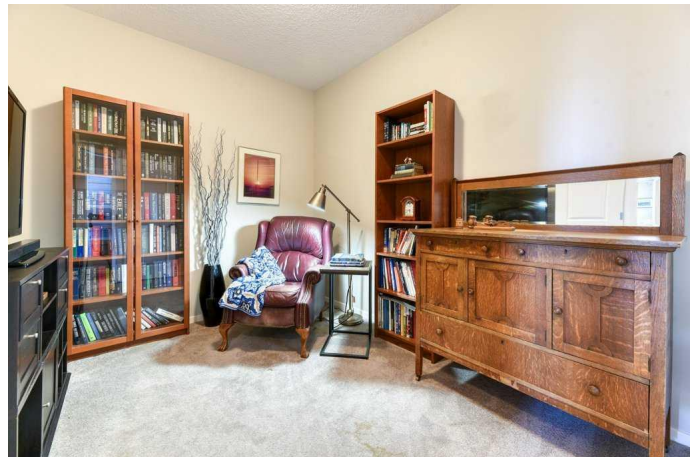
**\$824,900**

4 Bedroom, 4.00 Bathroom, 2,223 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Stunning, fully finished walkout with golf course views and no back neighbours! This exceptional home has it all – central air conditioning, a fantastic outdoor oasis, an entertainer’s dream basement and beautifully designed interior spaces that expertly combine style with function. The open great room is perfectly situated around walls of glass showcasing tranquil golf course views. Culinary adventures are inspired in the contemporary chef’s kitchen featuring stone countertops, stainless steel appliances and a huge centre island for everyone to gather around. The adjacent dining room leads to the upper deck encouraging a seamless indoor/outdoor lifestyle with gorgeous golf course views as the backdrop. Luckily the tee box is to the left of home, no need to worry about wayward balls! Open to above the living room is an inviting space to put your feet up and unwind in front of the gas fireplace. French doors lead to the main floor den for a tucked away work, study or hobby space. Connect as a family or enjoy your downtime in the upper level bonus room with room to both relax and play. Retreat at the end of the day to the primary bedroom and feel spoiled daily thanks to the large walk-in closet and luxurious ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. Movies, games nights and entertaining are the focus of the finished walkout basement with a large rec



room that includes built-in speakers enhancing the sound quality. A pub-style wet bar lets you easily engage in conversation while refilling drinks and snacks, then walk out to the covered deck for peaceful evenings under the stars in the low-maintenance rear yard with no back neighbours to spoil the view. The basement level is also equipped with a 4th bedroom and another full bathroom making it perfect for guests. Phenomenally located within this family-friendly community that is teeming with parks, playgrounds, walking paths and green spaces and is neighboured by Fish Creek Park and Sikome Lake for even more outdoor adventures!

Built in 2011

### **Essential Information**

MLS® #	A2173300
Price	\$824,900
Sold Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,223
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	86 Chaparral Valley Square Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 0S1

### Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front

### Interior

Interior Features Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Vaulted Ceiling(s), Wired for Sound

Appliances Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Views, Close to Clubhouse, On Golf Course

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 18th, 2024

Date Sold November 6th, 2024

Days on Market 19

Zoning R-G

HOA Fees 0.00

### Listing Details

Listing Office RE/MAX First

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