

# \$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

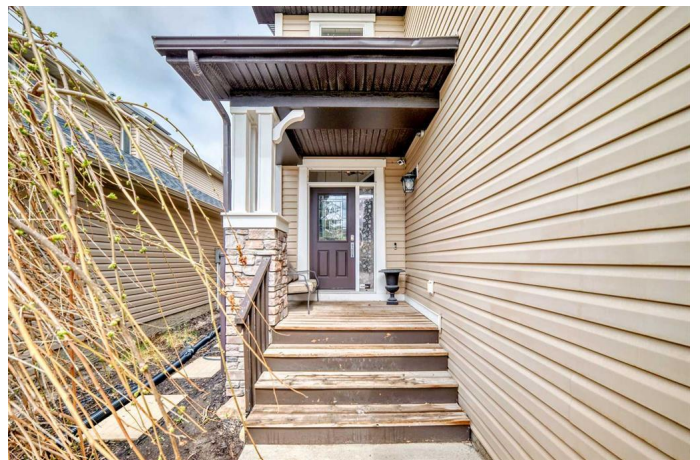
Huge Price reduction! Contemporary Elegance Meets Functional Family Living

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, you'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), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
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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