

**77 Chaparral Valley Grove SE**  
**Calgary, Alberta**

**MLS # A2283303**



**\$800,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,651 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island		

**Inclusions:** N/A

Huge price reduction! Price to sell! Contemporary Elegance Meets Family-Friendly Functionality Welcome to your dream home—where modern sophistication, thoughtful design, and an unbeatable location come together to offer a truly elevated living experience. Boasting over 3,700 sq. ft. of beautifully developed living space, this exceptional residence is ideally situated near the prestigious Blue Devil Golf Course and a scenic network of walking paths. From the moment you step through the door, you’ll be greeted by a bright, open-concept layout that seamlessly blends comfort and style. The main floor is designed for effortless everyday living and elegant entertaining, featuring a spacious family room, refined dining area, and a gourmet kitchen that will inspire any home chef. Outfitted with premium stainless steel appliances—including a gas cooktop—this kitchen also offers ample cabinetry, sleek countertops, and direct access to a private backyard deck, ideal for morning coffee or evening get-togethers. Also on the main level, you’ll find a dedicated home office, a convenient laundry room, and a chic powder room—delivering both functionality and finesse. Upstairs, the home continues to impress with three generously sized bedrooms, a flexible den or workspace, and a spacious bonus room—perfect for movie nights or a quiet escape. The luxurious primary suite is your personal retreat, featuring a spa-like five-piece ensuite and a large walk-in closet. The additional bedrooms share a beautifully appointed four-piece bathroom, ensuring comfort and convenience for the entire family. The fully finished basement expands the home’s versatility even further. Designed with entertaining in mind, it features a large family room with a wet bar and pool table, a sunlit fitness room, and a flexible theatre room

that can easily serve as a fourth bedroom. A full bathroom completes this thoughtfully designed lower level. Step outside to a serene and private backyard oasis—ideal for entertaining guests or unwinding with loved ones in a natural setting. It's the perfect extension of your living space. Meticulously maintained and radiating pride of ownership throughout, this remarkable property is nestled in a highly desirable community close to parks, golf, and abundant outdoor amenities. Don't miss your chance to call this exceptional property your forever home. Book your private showing today!