

71 Chaparral Valley Way SE
Calgary, Alberta

MLS # A2338966



\$789,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Kitchen Drinking Water System, Exterior Home Lighting

FORMER JAYMAN-BUILT CORNER LOT HOME WITH EXTRA PARKING, SUNNY SOUTH & WEST-FACING YARD, & FULLY DEVELOPED BASEMENT! This bright, functional home offers a widened driveway, back-lane access, a Hardie board exterior, and multiple outdoor living spaces. The main floor features 9-ft ceilings, oversized windows and 12" x 24" luxury tile flooring. The spacious kitchen offers extensive counter space, maple cabinetry with glass inserts, a walk-in pantry, and a full-height stainless steel and glass mosaic tile backsplash. A wall oven and microwave oven provide additional convenience, while an integrated drinking water system beside the kitchen faucet is a thoughtful everyday feature. The adjoining dining area flows into the living room, which features a sleek gas fireplace with a large modern stone surround. Step outside to the freshly painted private deck with a gas BBQ line. The fully landscaped backyard and side yard include a stone patio and metal gazebo. With a sunny South-facing backyard and West-facing side yard, this home benefits from excellent sun exposure throughout the day. A back lane provides direct backyard access for possible future RV parking, while the widened patio stone driveway offers extra room for vehicles. Upstairs, the versatile bonus room features glass sliding doors and can function as a family room, media room, home office, or 5th bedroom. The spacious primary bedroom offers dual closets, spa-like 5-pc ensuite with heated tile floors, his-and-her vanity mirrors, large jetted soaker tub, and fully glass-enclosed shower. Two additional bedrooms feature hard-surface flooring and share a full bathroom. A dedicated laundry room includes side-by-side appliances and built-in storage. The fully developed basement adds a large bedroom, a full 4-pc bathroom, a comfortable living area with a gas

fireplace with mantle, and a large under-stair storage room. Additional updates include an updated washer and dryer (2024), a new water softener (2026), updated hot water tank (2024), high-end window coverings, and central A/C. Located in desirable Chaparral Valley, this home is located at the very end and final turn for the community, making it the quietest section and roads. Less than 2 houses away from Chaparral Valley Square Park & playground and just a short walk or bike ride to Blue Devil Golf Club, Fish Creek Provincial Park, Sikome Lake, and the Bow River pathway system. Families will appreciate the nearby park and playground, schools, pathways, and green space. Shopping, caf  s, restaurants, and everyday services are within walking distance, with quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A FLOORPLAN AND VIRTUAL TOUR*