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62 Chaparral Valley Grove SE Calgary, Alberta

MLS # A2343974



$844,999

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,496 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Lawn, Pie Shaped Lot, Undergrounc		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Composite Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Pool Table, Fire-table with gas tank, Central Air Conditioner, Garage Door Opener, Irrigation Equipment, Hot Tub

WALK-OUT BASEMENT | LARGE PIE-SHAPED LOT | OVER 3,400 SQ FT OF DEVELOPED LIVING SPACE Welcome to this impressive estate-style home offering 4 bedrooms, 3.5 bathrooms, and over 3,400 sq ft of developed living space on a large pie-shaped lot. The main level features beautiful hardwood flooring, high-end stainless steel appliances, abundant cabinetry, and a large centre island—perfect for everyday living and entertaining. Step outside to the sunny east-facing deck, an ideal spot to enjoy your morning coffee in the sunshine. The thoughtfully designed upper level offers a spacious bonus room with vaulted ceilings, 3 bedrooms, and 2 full bathrooms. The generous primary retreat features a large ensuite and walk-in closet. The fully developed lower level is a standout, featuring a walk-out basement with a 4th bedroom, full bathroom, spacious open family room, and covered private patio—providing excellent additional living space and easy access to the backyard. Completing the home is a double attached garage. With an exceptional floor plan, generous living space, a walk-out basement, and an oversized pie-shaped lot, this home offers incredible value. Book your private showing today!

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