

# **\$839,900 - 54 Chaparral Valley Square Se, Calgary**

MLS® #A2229810

**\$839,900**

3 Bedroom, 3.00 Bathroom, 2,224 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Welcome to a stunning WALKOUT and former show home BACKING ONTO the Blue Devil Golf Course that can be enjoyed from the FULL DECK spanning the entire width of the home along with the eating area, great room, the walkout level with CONCRETE PATIO, and the peaceful primary bedroom. The home is over 2200 sq. ft. and features a front flex room large enough to accept a dining table or make a great office with elegant COFFERED ceilings. Gleaming maple HARDWOOD floors, POTLIGHTS galore, and a big, bright MODERN KITCHEN featuring an island for prep with lighted accent shelving and a pantry wall - loads of cabinetry! The spacious primary features a tray ceiling, comfort height vanity with dual sinks, a corner soaker tub and separate shower. The generous walk in closet is conveniently attached to the UPSTAIRS LAUNDRY room. Separating the primary from the two additional bedrooms and secondary full bath is a CENTRAL BONUS ROOM with 2 openings and a niche wall in the hallway. Very cool for a media or play room! Additionally, there is a BUILT IN TECH CENTRE/DESK - so many places for activities! This home comes complete with stainless steel kitchen appliances and front load washer and dryer, BUILT IN SPEAKERS in locations throughout the home, knockdown ceiling texture plus a gorgeous full height tile FIREPLACE with floating hearth as well as CENTRAL AIR Conditioning and CENTRAL VAC SYSTEM. Appreciate the unfinished walkout level to



finish as you please! (Potential Suite - subject to approval and permitting by the city/municipality, games room or ultimate Person cave, home based business etc.) possibilities are endless!

Check out this LOCATION - With Fish Creek Park's trails and pathways, Lake Sikome, schools, and shopping nearby, this is an unbeatable lifestyle in one of Calgary's most sought-after communities. This gorgeous, well kept home must be seen!

Built in 2011

### Essential Information

MLS® #	A2229810
Price	\$839,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,224
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	54 Chaparral Valley Square Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0P6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Vinyl Windows, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf Course, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 11th, 2025

Days on Market 37

Zoning R-G

## Listing Details

Listing Office Ally Realty

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