

**77 Chaparral Valley Grove SE  
Calgary, Alberta****MLS # A2221180****\$880,000**

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,651 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

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

**Inclusions:** All TV mounts in the house, Central Vacuum as is, garage shelves

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 entertainer'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 setting—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!