

**451 Chaparral Valley Way SE  
Calgary, Alberta****MLS # A2241817****\$840,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,261 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	French Door, Kitchen Island, Quartz Counters, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** TV Brackets, Hot Tub, Shed, Freezer

Welcome to 451 Chaparral Valley Way SE, a beautifully maintained two story home BACKING GREENSPACE nestled in the peaceful and picturesque community of Chaparral Valley just minutes from BLUE DEVIL GOLF COURSE. This inviting residence offers a comfortable blend of style, functionality, and location—perfect for families, professionals, or those seeking a quiet escape close to nature. Step inside to discover a bright and open main floor featuring HARDWOOD FLOORING and large windows that fills the home with NATURAL LIGHT. The spacious living room provides a warm and welcoming atmosphere, centered around a stylish gas fireplace—ideal for relaxing or entertaining. Overlooking this space is the modern kitchen, complete with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, a large central island with seating, and a WALK-THROUGH PANTRY that connects conveniently to the laundry room and ATTACHED DOUBLE GARAGE. The dining area offers a seamless transition to the outdoors, with sliding doors that lead to the FULLY FENCED BACKYARD featuring a SPACIOUS DECK AND NO NEIGHBORS BEHIND—perfect for summer BBQs and gatherings. A convenient two piece bathroom completes the main level. Upstairs, you'll find a thoughtfully designed layout featuring a LARGE BONUS ROOM—an ideal spot for movie nights or a play area. The private primary bedroom is a relaxing retreat, complete with a WALK-IN CLOSET and a 4-PIECE ENSUITE that includes a STANDALONE TUB, and a SEPARATE TILE SHOWER. Two additional WELL-SIZED BEDROOMS and a full 4-PIECE BATHROOM add practicality and comfort to daily life. The FULLY DEVELOPED BASEMENT is the ideal space for a growing family. With a large bedroom, 3 piece bathroom and large rec room, this level

is perfect for either older children or generational family living. Ideally located steps from FISH CREEK PARK, RIVER PATHWAYS, and scenic natural spaces, this home also provides easy access to schools, shopping, golf, and major roadways like Stoney and Macleod Trail. Experience the charm of Chaparral Valley while enjoying all the conveniences of modern suburban living.