# \$899,900 - 119 Chaparral Valley Way Se, Calgary

MLS® #A2203644

# \$899,900

3 Bedroom, 4.00 Bathroom, 2,160 sqft Residential on 0.10 Acres

Chaparral, Calgary, Alberta

A stunning home backs onto the Blue Devil Golf Course, offering breathtaking views of the greens! The impressive main floor boasts timeless elegance, featuring a spacious living room with soaring ceilings, two-story windows, and a cozy gas fireplace perfect for winter evenings. The modern kitchen inspires culinary creativity with extended cabinetry, built-in wall oven and microwave, a walkthrough pantry, and a large granite island. For those working from home, the convenient office near the front entry provides an ideal space. Enjoy summer barbecues and entertaining guests with a view or relaxing on the large east-facing deck which spans the entire width of the house.

Upstairs, you'II find three spacious bedrooms, including a massive master suite with incredible views, a walk-in closet, and a luxurious 4-piece ensuite with heated floors. The main 3-piece bath also features heated floors. The finished walkout basement is a highlight, with large windows, a generous recreation room, a 4-piece bath, and a huge storage room. The basement is easily adaptable to add a bedroom, as the windows are ideally positioned for dividing the recreation area. Additional features include central air and a central vacuum system. All carpets in the house are all new, just replaced. Perfect for outdoor enthusiasts, this home is near Fish Creek Park and wetlands, offering a diverse range of birds throughout the seasons, while the Bow River provides biking paths and







year-round fly fishing. Enjoy golfing in the summer at Blue Devil Golf Course. For summer fun, Sikome Lake is just around the corner. Chaparral Valley offers a peaceful, quiet community with excellent shops, schools, and quick access to the ring road and South Campus Hospital. This beautiful home is ready for you to move in and start making memories.

#### Built in 2012

### **Essential Information**

MLS® # A2203644 Price \$899,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,160 Acres 0.10 Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 119 Chaparral Valley Way Se

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta
Postal Code T2X 0V4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate

Entrance, Vinyl Windows, Crown Molding

Appliances Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Washer/Dryer, Window Coverings, Humidifier,

**Induction Cooktop** 

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Rectangular Lot, Sloped Down

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 11

Zoning R-G

# **Listing Details**

Listing Office C-Luxury Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.