



# 86 Chaparral Valley Square Calgary Alberta

\$824,900

Stunning, fully finished walkout with golf course views and no back neighbours! This exceptional home has it all - central air conditioning, a fantastic outdoor oasis, an entertainer's dream basement and beautifully designed interior spaces that expertly combine style with function. The open great room is perfectly situated around walls of glass showcasing tranquil golf course views. Culinary adventures are inspired in the contemporary chef's kitchen featuring stone countertops, stainless steel appliances and a huge centre island for everyone to gather around. The adjacent dining room leads to the upper deck encouraging a seamless indoor/outdoor lifestyle with gorgeous golf course views as the backdrop. Luckily the tee box is to the left of home, no need to worry about wayward balls! Open to above the living room is an inviting space to put your feet up and unwind in front of the gas fireplace. French doors lead to the main floor den for a tucked away work, study or hobby space. Connect as a family or enjoy your downtime in the upper level bonus room with room to both relax and play. Retreat at the end of the day to the primary bedroom and feel spoiled daily thanks to the large walk-in closet and luxurious ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. Movies, games nights and entertaining are the focus of the finished walkout basement with a large rec room that includes built-in speakers enhancing the sound quality. A pub-style wet bar lets you easily engage in conversation while refilling drinks and snacks, then walk out to the covered deck for peaceful evenings under the stars in the low-maintenance rear yard with no back neighbours to spoil the view. The basement level is also equipped with a 4th bedroom and another full bathroom making it perf...

Recreational, Games room 23.33 Ft x 17.67 Ft  
 Furnace 8.50 Ft x 11.17 Ft  
 Bedroom 12.92 Ft x 13.75 Ft  
 3pc Bathroom Measurements not available  
 Foyer 11.92 Ft x 10.83 Ft  
 Den 11.25 Ft x 9.00 Ft

Laundry room 7.42 Ft x 11.33 Ft  
 2pc Bathroom Measurements not available  
 Bonus Room 19.00 Ft x 11.75 Ft  
 Primary Bedroom 12.92 Ft x 17.00 Ft  
 Bedroom 11.00 Ft x 12.25 Ft  
 Bedroom 9.67 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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**Kitchen** 12.83 Ft x 14.92 Ft  
**Dining room** 12.92 Ft x 8.83 Ft  
**Living room** 16.58 Ft x 15.50 Ft

**5pc Bathroom** Measurements not available  
**4pc Bathroom** Measurements not available