



# 40 Chaparral Valley Terrace Calgary Alberta

\$719,900

Welcome to this upgraded Jayman-built two-story home in the sought-after community of Chaparral Valley. This stunning 2347 sq. ft. residence blends modern upgrades, elegant design, and an unbeatable location. The open-concept main floor features 9 ft. ceilings and beautiful hardwood floors. The oversized living room (17'1" x 16'1"), with new dimmable pot lights, centers around a cozy fireplace and opens to the chef's kitchen with a large island, granite countertops, and stainless steel appliances. The dining area, perfect for a table of 10, offers access to your backyard oasis with 3 connected decks and a natural gas BBQ hookup. The main floor also includes upgraded doors, a walk-in pantry, and oversized closets. The upper level is a haven of comfort, featuring an oversized bonus room (19'1" x 17'8") with new dimmable pot lights. The luxurious primary suite offers double walk-in closets and a spa-like 4-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and an upper laundry room complete this floor. This home includes a new roof (2021), new carpet upstairs (2022), water softener system, and 12 solar panels with a 4.8 kW capacity (2023), providing sustainable energy savings and bill credits during the summer months. Central air conditioning ensures year-round comfort, and the oversized driveway offers ample parking. Chaparral Valley is known for its tranquil, private setting. Enjoy walking to Blue Devil Golf Course, Bow River, and Fish Creek Conservation Area. The community's access to Stoney Trail, Macleod Trail, and Deerfoot Trail means you're minutes away from all amenities, including the cheapest gas in the city at Costco Buffalo Run, just a 12-minute drive away. This home is not just a residence; it's a lifestyle. Experience luxury, comfort, and convenience in this beautiful Chaparral Valley home. Schedule your private showing today and see why there's tr...

Living room 17.08 Ft x 16.08 Ft  
 Kitchen 15.58 Ft x 13.25 Ft  
 Dining room 9.50 Ft x 17.33 Ft  
 2pc Bathroom 8.08 Ft x 3.17 Ft  
 Family room 19.08 Ft x 17.67 Ft

Primary Bedroom 13.25 Ft x 16.58 Ft  
 Bedroom 9.25 Ft x 12.25 Ft  
 Bedroom 9.25 Ft x 4.00 Ft  
 4pc Bathroom 9.67 Ft x 10.00 Ft  
 4pc Bathroom 5.50 Ft x 9.00 Ft

Listing Presented By:



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