



## 87 Chaparral Valley Way Calgary Alberta

\$750,000

Experience the perfect blend of luxury and comfort in this exquisite two-storey home. Upon entering, you'll be entranced by the airy open-concept layout, highlighted by large windows that invite abundant natural light into the space. The chef's dream kitchen is a true centerpiece, featuring stunning granite countertops, a chic kitchen island, a pantry, and plenty of cabinetry for all your storage needs. A fashionable tile backsplash adds elegance, while stainless steel appliances streamline your cooking experience. Enjoy cozy gatherings on the beautiful hardwood floors in the living room, where a gas-burning fireplace creates a warm and inviting atmosphere. Upstairs, a spacious bonus room awaits, ideal for movie nights or a play area, alongside the convenience of upper-floor laundry and a dedicated office space to enhance your daily routine. Indulge in the expansive primary bedroom, complete with a luxurious 5-piece ensuite and a walk-in closet to house all your wardrobe essentials. Two additional bedrooms upstairs provide ample space for family and guests. The fully finished basement, completed by the builder, offers additional living space, including a generously-sized bedroom with a large window and a 4-piece bathroom. Storage will never be a concern, with numerous storage areas throughout the home. Step outside to your sunny south-facing backyard, featuring a tiered deck and complete fencing for privacy, along with convenient back lane access. Additional amenities include central air conditioning, an oversized double-attached garage, and recently updated roof shingles (2021). Situated in the tranquil community of Chaparral Valley, you are just moments away from the Bow River, Fish Creek Park, Blue Devil Golf Course, McKenzie Meadows Golf Course, schools, public transportation, and quick access to Stoney Trail and South Campus Hospital. This home truly reflects pride...

Recreational, Games room 17.17 Ft x 14.50 Ft

Bedroom 11.67 Ft x 11.58 Ft

Storage 12.17 Ft x 7.42 Ft

Storage 16.33 Ft x 6.92 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Furnace 10.83 Ft x 8.83 Ft

Foyer 9.67 Ft x 7.92 Ft

Other 6.67 Ft x 3.58 Ft

2pc Bathroom 6.75 Ft x 5.17 Ft

Family room 18.92 Ft x 17.33 Ft

Primary Bedroom 14.83 Ft x 12.83 Ft

Other 9.25 Ft x 4.50 Ft

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

Listing Presented By:



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Living room 17.10 Ft x 13.08 Ft  
Kitchen 15.42 Ft x 11.00 Ft  
Pantry 5.58 Ft x 3.92 Ft  
Dining room 12.92 Ft x 11.00 Ft

5pc Bathroom 10.92 Ft x 9.08 Ft  
Bedroom 11.58 Ft x 9.58 Ft  
Bedroom 12.50 Ft x 10.58 Ft