



# 178 Chaparral Valley Way Calgary Alberta

\$799,900

Nestled in the serene and family-friendly community of Chaparral Valley, this bright 4-bedroom + bonus room, 2.5 bathrooms, 2-storey with a triple tandem garage is a rarity in this community. The triple garage offers a perfect set up for the woodworker, car collector or avid adventure, offering plenty of storage and a convenient man-door to the yard. From the moment you step inside, the high-ceiling entryway creates a grand and welcoming atmosphere. The heart of the home is undoubtedly the chef's kitchen, designed with dual islands for effortless entertaining, a 5-burner gas stovetop, stainless steel appliances, a wine fridge & built in wine rack, built-in wall oven and microwave, room for a custom coffee station & a spacious pantry. The main floor is thoughtfully designed for modern living, featuring a large mudroom off the triple tandem garage. A spacious den with French doors offers a quiet retreat, ideal for a home office, study, or kids' playroom. The built-in Sonos speaker system fills the main floor and the primary bedroom with premium audio, creating a sophisticated ambiance for relaxation or entertaining. Upstairs, the functional layout continues with a convenient upper-floor laundry room and a bright, airy bonus room offering spectacular views of the Blue Devil Golf Course. The 3 generously sized bedrooms (unlike most you find in the new communities) provide comfort all ages in the family. The primary bedroom is a true retreat, with space to relax and recharge. It has west big sky views, large ensuite with his and hers sinks, large shower with a bench, soaker tub and large walk-in closet. The home features dual-zone climate control, with thermostats on both levels, allowing you to customize the heating and air conditioning for maximum comfort. The outdoor living spaces are equally impressive. The west-facing no maintenance Duradek deck is perfect for hosti...

4pc Bathroom 7.83 Ft x 9.33 Ft  
 5pc Bathroom 10.17 Ft x 11.33 Ft  
 Bedroom 11.33 Ft x 12.67 Ft  
 Bedroom 9.50 Ft x 12.58 Ft  
 Bedroom 9.50 Ft x 12.58 Ft  
 Bonus Room 18.00 Ft x 12.67 Ft

Other 10.25 Ft x 5.83 Ft  
 2pc Bathroom 4.58 Ft x 5.25 Ft  
 Dining room 14.08 Ft x 11.08 Ft  
 Other 6.58 Ft x 10.17 Ft  
 Kitchen 14.08 Ft x 15.00 Ft  
 Living room 10.92 Ft x 14.08 Ft

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca

Laundry room 6.25 Ft x 7.33 Ft

Den 10.50 Ft x 10.08 Ft

Primary Bedroom 14.50 Ft x 19.17 Ft