



# 39 Chaparral Valley Way Calgary Alberta

\$789,900

\*\*\*OPEN HOUSE Saturday (Nov. 4) from 1:00PM to 4:00PM \*\*\*You're going to fall in love with this home! Dream home tucked away on a quiet street in the friendly community of Chaparral, with quick access to Stoney, Deerfoot and MacLeod Trail. Minutes to schools and shopping area. Easy access to the walking/biking trails of Fish Creek Park, to Sikome Lake and Blue Devil golf course. This gem has a great curb appeal, with mature trees and large driveway. Pride of ownership is apparent from first sight. As you step in, there is an open flex room (use it as a home office, playroom, reading room), leading to your bright and open concept kitchen/living/dining room. Get inspired in your chef's kitchen, boasting modern cabinets, top notch appliances and an oversized island, perfect for entertaining. Enjoy the good size dining area, with direct access to your deck, with gas hookup for your BBQ. Step outside into your low maintenance backyard retreat, with astro turf and cement pad - the ultimate space for gatherings and relaxation. Your living room is breathtaking, with soaring ceiling and 2-storey windows, plus a gas fireplace to keep you warm on winter nights. Mudroom off the garage (with dryer) and a 2-piece powder room complete the main level. Upstairs you will be amazed by the size of the primary bedroom and the upscale ensuite retreat, with walk in closet. Bonus room is bright and spacious, another place to create memories with your family. Two very good size bedrooms and a full bathroom complete the second level. Your lower level features a spacious family room with wet bar, cabinets and fridge, a hobby room and another bedroom (just needs a closet), plus a full bathroom with shower and laundry room. Additional upgrades include air conditioning, heated and painted garage, central vacuum system, surround sound with built-in speakers on main and second floor, recently s...

Primary Bedroom 17.00 Ft x 12.67 Ft

Bedroom 111.33 Ft x 9.92 Ft

Bedroom 10.08 Ft x 13.33 Ft

Bonus Room 12.92 Ft x 18.92 Ft

5pc Bathroom 10.92 Ft x 8.92 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

3pc Bathroom 5.42 Ft x 11.83 Ft

Living room 13.08 Ft x 16.17 Ft

Dining room 10.25 Ft x 11.92 Ft

Office 10.00 Ft x 11.50 Ft

Kitchen 13.25 Ft x 11.00 Ft

Dining room 10.25 Ft x 11.92 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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Family room 15.50 Ft x 12.58 Ft

2pc Bathroom 5.00 Ft x 4.58 Ft

Other 11.58 Ft x 10.83 Ft