



# 62 Chaparral Valley Grove Calgary Alberta

\$899,900

\*Open House Sun March 15th 1-3pm \*Step into this beautifully cared-for 4-BEDROOM, 3.5-bathroom two-storey WALKOUT home in the desirable community of Chaparral Valley, offering over 3,000 sq ft of total developed living space and set on an expansive PIE- SHAPED LOT. The main floor strikes the perfect balance between style and function. Rich refinished WALNUT HARDWOOD flooring flows throughout, complemented by a spacious family room, GAS FIREPLACE with CUSTOM MANTEL and UPGRADED VENTING. A large office provides the ideal work-from-home setup, while the chef-inspired kitchen impresses with STAINLESS STEEL APPLIANCES, custom CONCRETE COUNTERTOPS, upgraded faucet, DARK CABINETRY offering exceptional STORAGE, and a convenient pass-through pantry. Just off the kitchen, you'll find MAIN FLOOR LAUNDRY and a large mudroom, designed for real life and busy households. Upstairs, the PRIMARY RETREAT is a true standout, offering OVER 325 SQFT of space--your own private oasis. The luxurious 5-piece ensuite features an OVERSIZED SHOWER, corner SOAKER TUB, upgraded CONCRETE COUNTERTOPS (carried throughout ALL BATHROOMS) with dual sinks, UPGRADED FAUCETS, a SKYLIGHT that floods the space with NATURAL LIGHT, and a WALK- IN CLOSET. A bright BONUS ROOM with VAULTED CEILINGS and oversized windows creates an inviting secondary living area, while two additional spacious bedrooms and a full 4-piece bathroom complete the upper level. The walkout basement boasts HIGH CELINGS and an EXPANSIVE RECREATION ROOM with ample space for movie nights, a pool table, or hosting game nights. The FOURTH BEDROOM easily accommodates a queen-sized bed and workspace, includes a walk-in closet, and connects to a full Jack and Jill style BATHROOM--ideal for guests or older children. Outdoor living truly shines here. The walkout level opens onto a REFINISHED LOWER DECK featuring a GAS FIREPIT and HOT TUB, 2 CUSTOM...

Primary Bedroom 14.00 Ft x 23.25 Ft

5pc Bathroom 14.67 Ft x 10.83 Ft

Other 7.33 Ft x 7.92 Ft

Bedroom 9.42 Ft x 11.33 Ft

Bedroom 10.33 Ft x 11.33 Ft

4pc Bathroom 8.00 Ft x 10.25 Ft

Other 5.42 Ft x 6.33 Ft

Furnace 9.08 Ft x 16.67 Ft

Living room 15.50 Ft x 13.67 Ft

Dining room 13.25 Ft x 9.50 Ft

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Listing Presented By:



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Hall 7.17 Ft x 19.50 Ft

4pc Bathroom 9.00 Ft x 5.08 Ft

Family room 18.25 Ft x 14.42 Ft

Recreational, Games room 28.75 Ft x 29.42 Ft

Bedroom 10.92 Ft x 17.25 Ft

Kitchen 13.50 Ft x 16.17 Ft

Pantry 3.33 Ft x 4.00 Ft

Laundry room 9.67 Ft x 10.17 Ft

2pc Bathroom 5.08 Ft x 5.83 Ft