

# \$818,888 - 77 Chaparral Valley Grove Se, Calgary

MLS® #A2249640

**\$818,888**

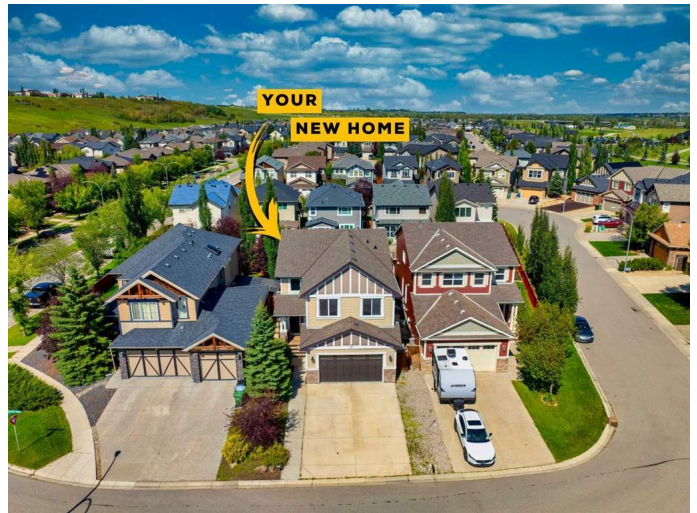
3 Bedroom, 4.00 Bathroom, 2,687 sqft  
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Welcome to this impressive 4-bedroom, 3.5-bathroom home offering more than 3,700 square feet of fully developed living space. From the moment you step inside, you'll appreciate the open-concept design, warm hardwood floors, and thoughtful upgrades throughout. The main floor features a spacious office, ideal for working from home, and a bright living room anchored by a cozy gas fireplace. The gourmet kitchen is a focal point with granite countertops, stainless steel appliances, gas stove, and plenty of counter and cabinet space for entertaining or everyday family living.

Upstairs, you'll find a massive family room, three generously sized bedrooms, including a spacious primary retreat. The primary bedroom boasts a 5-piece ensuite with soaker tub and separate shower, plus a walk-in closet large enough to impress.

The fully developed basement is built for entertaining and wellness alike, offering a theatre room, expansive fitness area, wet bar, and entertainment space complete with pool table. (The fitness room has an egress compliant window and could easily be converted into the fourth bedroom.) Step outside to a private backyard with a deck and patio, perfect for relaxing or hosting summer gatherings. (Roof was replaced in 2022.) Located just minutes from a golf course, scenic parks, walking paths, and countless amenities, this home combines lifestyle, space, and location in one remarkable



package.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249640    |
| Price          | \$818,888   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,687       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 77 Chaparral Valley Grove Se |
| Subdivision | Chaparral                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0M4                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Landscaped, Private, See Remarks, Treed |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 65                |
| Zoning         | R-G               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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