

\$774,900 - 160 Chaparral Valley View Se, Calgary

MLS® #A2265578

\$774,900

3 Bedroom, 3.00 Bathroom, 2,294 sqft
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

JEWEL OF A DEAL | CHAPARRAL VALLEY VIEW | NATURE & LUXURY COMBINED

Welcome to a truly exceptional home where lifestyle meets location in the heart of Chaparral Valley—just steps from Fish Creek Park, the Bow River pathways, Blue Devil Golf Course, ponds, playgrounds, and an abundance of green space. This custom-crafted home offers over 2,290 sq ft of beautifully designed living space, 3 bedrooms + bonus room, a main floor den, 2.5 bathrooms, and stunning views that create a peaceful retreat in an urban setting.

The thoughtfully designed open-concept main level is ideal for modern family living and effortless entertaining. Soaring 9'™ ceilings on both the primary and upper floors enhance the spacious feel, while extra windows flood the interior with natural light. The chef-inspired kitchen is the heart of the home, featuring rich dark-stained shaker cabinets extended to the ceiling, granite countertops, a large central island with an eating bar, a walk-through pantry, full-height tile backsplash, and upgraded stainless steel appliances.

Overlooking the dining area and cozy great room with a gas fireplace, the main floor also includes a private front-facing den—perfect for a home office, reading room, or play area.

Upstairs, you'll find a spacious bonus room with vaulted ceilings, a stone-faced fireplace,



160 CHAPARRAL VALLEY VIEW SE

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 1,023.67 Sq Ft / 95.10 m²

UPPER LEVEL (AG) - 1,270.00 Sq Ft / 117.98 m²

TOTAL ABOVE GRADE RMS SIZE - 2,293.67 Sq Ft / 213.08 m²

UNDEVELOPED BASEMENT (BG) - 1,023.67 Sq Ft / 95.10 m²

TOTAL AG/BG AREA - 3,317.34 Sq Ft / 308.18 m²



and a private balcony offering beautiful views. The oversized primary suite is a true retreat with a spa-inspired ensuite including a deep soaker tub, separate shower, dual vanities, and a supersized walk-in closet. Two additional bedrooms, an upper-floor laundry room, and a second full bathroom complete this well-planned level.

Step outside to your backyard oasis, a sunny and private east-facing yard with low-maintenance landscaping, a raised BBQ deck, lower patio, and luxurious hot tub—perfect for relaxing, entertaining, or family fun. Curb appeal is top-notch, featuring wood column accents, stone detailing, upper front verandah and a covered front porch that warmly welcomes guests.

Additional upgrades include:

Oversized, fully insulated & drywalled double attached garage

Modern lighting and plumbing fixtures

Granite countertops

Custom baseboards, doors, and trim

Unspoiled basement with great development potential

Located close to schools, shopping, restaurants, public transit, and South Health Campus in Seton, this home is a must-see for families, professionals, or those looking to embrace a lifestyle rooted in both nature and convenience.

Don't miss your chance to view this one-of-a-kind property—call your friendly REALTOR® today for a private tour!

Built in 2013

Essential Information

MLS® #	A2265578
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,294
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	160 Chaparral Valley View Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V3

Amenities

Amenities	Dog Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Mantle, Stone, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Lighting, Private Yard, Rain Gutters
Lot Description	Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	14
Zoning	R-G

Listing Details

Listing Office	Jayman Realty Inc.
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