

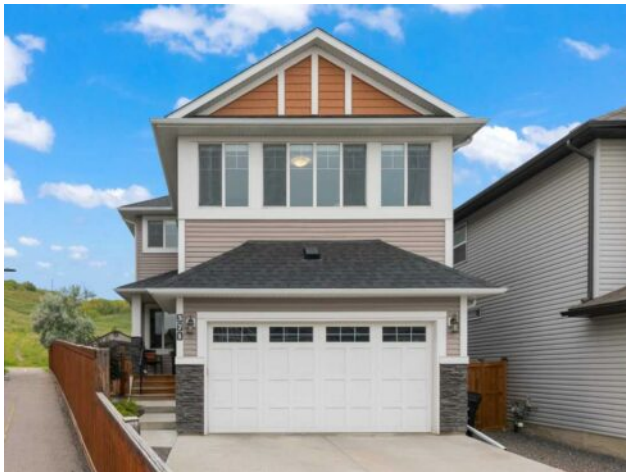


GRASSROOTS
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371 Chaparral Valley Way SE
Calgary, Alberta

MLS # A2254194



\$839,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Wet Bar		

Inclusions: Shed in backyard; Hot Tub

****OPEN HOUSE**** Sat Sept 6 1-5pm and Sun Sept 7 2-4pm ****** This stylish, functional home offers a peaceful retreat with quick access to nature—ideal for families or professionals. Step inside a bright and inviting main level featuring an open concept design and spacious front office. The soaring 17' ceilings are anchored by an oversized gas fireplace, while large windows flood the home with natural light and frame peaceful views of the west hillside beyond. A generous dining area provides seamless access to the meticulously landscaped backyard, creating a perfect setting for indoor-outdoor living. The kitchen is thoughtfully designed with newer stainless steel appliances, granite countertops, a large central island with seating, and a walk-through pantry that connects conveniently to the mudroom, laundry room and garage. The oversized 8' garage door allows you to park your truck inside, and the 13' garage ceiling height provides plenty of unique storage possibilities. Upstairs, the primary suite is a true retreat, showcasing large bedroom windows overlooking expansive green views. Relax in a spa-inspired ensuite complete with dual vanities, a soaker tub, a glass-enclosed shower and bright skylight letting in natural light. A walk-in closet complete the ensuite. Two additional bedrooms, a full bathroom, and a versatile bonus room with oversized windows complete the upper level with an impressive open staircase view over the expansive green space. The professionally finished basement extends the living space with a spacious recreation room, custom wet bar, fourth bedroom, full bathroom, and plenty of storage. It’s a perfect space for entertaining, relaxing, or hosting overnight guests. A new hot water tank was installed in 2023. Outside, you will find the large, pie-shaped west facing backyard is a private sanctuary with no rear

neighbours backing directly onto walking paths and natural green space. The backyard retreat was thoughtfully designed for privacy and features low-maintenance greenery along with a beautiful custom stone retaining wall. Enjoy the newly installed power solar screen on the outside of the large living room windows that keeps the family room cool at the touch of a button on those hot summer days, while still allowing you to see outside. The solar screen is complemented by the cool comfort of central air conditioning. Relax in the newer, meticulously maintained hot tub while enjoying the views of nature and deer in the summer and the lovely snow-capped hill in the winter. Bring your friends and family to toboggan on the hill during the winter and sip hot chocolate at the gas firepit area. Residents of Chaparral Valley enjoy close proximity to Blue Devil Golf Course, Fish Creek Park, schools, playgrounds, and an abundance of pathways for biking, walking and minutes to a world-class fishing destination. This is a rare opportunity to own a move-in ready home in one of Calgary’s most picturesque communities where natural beauty meets modern convenience.