



**136 Chaparral Valley Terrace SE
Calgary, Alberta**

MLS # A2293871



\$724,800

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,809 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Soaking Tub, Stone Counters, Sump Pump(s)		

Inclusions: Storage Shed

AMAZING VALUE! WELCOME HOME to one of the most desirable SE communities of CHAPARRAL VALLEY. This beautifully maintained EXECUTIVE, FULLY FINISHED, 4 BEDROOM, 3.5 BATH 2-STOREY HOME offers peaceful living with NO NEIGHBOURS BEHIND and BACKS DIRECTLY ONTO GREEN SPACE with WALKING AND BIKING PATHS. Situated on a quiet street, this ONE-OF-A-KIND home is perfect for a growing family, offering over 2,500 SQFT OF DEVELOPED LIVING SPACE. The main floor features HARDWOOD flooring throughout, a warm and inviting living room with a GAS FIREPLACE, and a dining area that opens onto a private deck — perfect for your morning coffee. The kitchen is bright and functional with QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES. A convenient half bath and a spacious mudroom complete the main level. Upstairs offers 3 generous bedrooms, a full 4-piece bathroom, a laundry room, and a LARGE BONUS ROOM ideal for movie nights or family time. The primary bedroom is a relaxing retreat with a WALK-IN CLOSET and a spa-inspired ensuite featuring a SOAKER TUB and separate shower. The BUILDER-DEVELOPED BASEMENT (’ CEILING) adds even more living space with a large recreation room, an additional bedroom, a 4-piece bathroom, and plenty of storage. Step outside to a LARGE BACKYARD and deck — perfect for entertaining family and friends — along with a DOUBLE ATTACHED GARAGE for added convenience. Additional feature: NEWER ROOF SHINGLES. Chaparral Valley delivers an exceptional blend of NATURAL BEAUTY, AMENITIES, and family-focused living in Calgary’s desirable southeast, with close proximity to FISH CREEK PARK, scenic RIVER PATHWAYS, and the nearby Blue Devil

GOLF COURSE. The area continues to grow with exciting NEW SCHOOL developments planned within Wolf Willow, adding even greater accessibility for families. With schools, parks, and pathways just steps away, along with easy access to shopping and major routes via STONEY TRAIL and MACLEOD TRAIL, this location truly has it all. Don't miss this incredible opportunity — book your private showing today!