



**GRASSROOTS**  
REALTY GROUP

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187 Chaparral Valley Way SE  
Calgary, Alberta

MLS # A2317789



**\$1,000,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,676 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf C		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this executive home nestled on one of Chaparral's most desirable lots, backing directly onto the Blue Devil Golf Course with unobstructed east-facing views and spectacular sunrises. Offering over 4 bedrooms upstairs, a main floor office these thoughtfully designed living spaces and extensive upgrades throughout perfectly blend luxury, comfort, and functionality. A grand front entry welcomes you with built-in storage, a convenient bench seating area, rich maple hardwood flooring, and soaring lofted ceilings accented by a stunning chandelier. The heart of the home is the kitchen, featuring Aurora Snow quartz countertops, a massive island, full-height soft-close cabinetry, a walk-in pantry, coffee bar, and an impressive 13-foot breakfast bar that comfortably seats six. Premium appliances include a KitchenAid induction cooktop, combination wall oven with convection, built-in microwave, Miele dishwasher, and LG French-door refrigerator with ice maker. The expansive living room spans more than 18 feet in width and showcases a floor-to-ceiling tiled gas fireplace with a floating maple hearth, built-in Sonos speakers, and an abundance of natural light flowing in from the golf course views beyond. Adjacent, the spacious dining area easily accommodates family gatherings and features oversized 8-foot patio doors leading to the raised deck. Designed for outdoor living, the full-width deck offers dedicated spaces for dining and lounging, complete with a natural gas line, black aluminum railings, pot lighting, and panoramic views of the fairways. Below, a stamped concrete patio, custom boulder landscaping, and a beautifully finished yard create an inviting outdoor retreat. The main floor also features a private flex room with glass French doors, ideal as a home office, study, or playroom, along with a practical mudroom complete with built-in lockers and

tiled flooring. Upstairs, the primary retreat overlooks the golf course and easily accommodates a king-sized bedroom suite. The ensuite offers dual sinks, an oversized vanity, soaker tub, walk-in shower, and a spacious walk-in closet. Three additional bedrooms, an upper laundry room with a window, and a thoughtfully designed family bathroom featuring dual sinks separate from the bath area provide exceptional functionality for growing families. A large bonus room with a separate door offers excellent flexibility for movie nights, gaming, or retreat, while upgraded batt insulation between the bonus room and bedroom enhances privacy and sound reduction. Additional features include tankless instant hot water, Kinetico water softener, Nest thermostats on both levels, built-in Sonos audio system, rough-in for central vacuum, basement bathroom rough-in, 9-foot basement ceilings, cultured stone exterior detailing, and extensive overhead garage storage providing approximately 96 square feet of additional organization space. This is a rare opportunity to own a golf course property in premium location.