



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**78 Chaparral Valley Square SE
Calgary, Alberta**

MLS # A2320589



\$859,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Water filtration/softener system

WELCOME TO CHAPARRAL VALLEY LIVING! Nestled in one of Calgary's most desirable southeast communities, this beautifully designed 2-storey home offers over 3,000 SQ.FT. of stylish living space backing onto the stunning golf course. Located just steps from Fish Creek Park, Sikome Lake, walking paths, playgrounds, schools, and shopping, this is a rare opportunity to own a move-in ready home in an unbeatable location. From the moment you step inside, you'll appreciate the soaring ceilings, rich hardwood flooring, and bright open-concept layout designed for both everyday living and entertaining. The chef-inspired kitchen features solid wood cabinetry, stainless steel appliances, a large island, and a convenient walk-through pantry connecting seamlessly to the mudroom and garage. The spacious living room is highlighted by dramatic high ceilings and oversized windows that flood the home with natural light while showcasing the incredible golf course views. Step outside onto the elevated deck and enjoy peaceful mornings or summer BBQs overlooking the beautiful green space. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite and generous walk-in closet, while two additional bedrooms and a versatile bonus/flex room provide plenty of space for growing families or working from home. The fully developed walk-out basement expands your living space with an additional bedroom, bathroom, large recreation area, and direct backyard access. Recent upgrades include a high-efficiency furnace (2025), brand new refrigerator (2025), brand new dishwasher (2026). Additional thoughtful upgrades include newer roofing, upgraded insulation, enhanced HVAC systems, water softener, reverse osmosis drinking water system, and more — providing exceptional comfort, value, and peace of mind for years to come. This

exceptional property combines location, lifestyle, and functionality — truly a place you would be proud to call home.