



GRASSROOTS
REALTY GROUP

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177 Chaparral Valley Drive SE
Calgary, Alberta

MLS # A2320634



\$579,900

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,376 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Lawn, Street Lighting		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: Built-in Speakers

Welcome to Chaparral Valley, one of Calgary's most nature filled, low density communities, surrounded by pathways, parks, the Bow River valley, and home to the Blue Devil Golf Course. Built by Cardel Homes, this stylish and modern semi-detached home offers an exceptional opportunity with no condo fees and sits on 5000+ sq ft oversized corner lot with a west & east exposure for the backyard. Designed with both everyday living and entertaining in mind, the open-concept main floor features tile flooring, a custom wood beam entry detail, additional windows that fill the home with natural light, and a spacious living room anchored by a cozy fireplace. The upgraded kitchen showcases granite countertops, a Carrara marble backsplash, all new 2025 stainless steel appliances, and a sink perfectly positioned to overlook the expansive backyard and big sky western views. The dining area seamlessly connects the living spaces, while a built-in speaker system extends throughout the main floor, primary bedroom, and outdoor deck. Upstairs, the primary retreat offers a custom California walk-in closet, Hunter Douglas blinds, built-in speakers, and a private 3-piece ensuite with granite counters. Two additional nicely sized bedrooms overlooking the backyard, each having good closet space for storage. The full bathroom with tub shower combo completes the upper level. The fully developed basement provides valuable additional living space with a large recreation room, a fourth bedroom, a full bathroom, oversized windows, and two separate storage areas as well as the laundry room. Outside, the impressive 600 sq. ft. deck and oversized yard create the perfect setting for summer entertaining, family gatherings, and outdoor games. The detached double garage is complemented by additional space for potential RV parking or future garage expansion. A park with a

basketball court is located just two homes away, while scenic walking trails, transit access, and everyday amenities are all nearby. Offering modern design, exceptional outdoor space, and an unbeatable location, this is a rare opportunity to enjoy the best of Chaparral Valley living.