



GRASSROOTS
REALTY GROUP

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21 Chaparral Valley Court SE
Calgary, Alberta

MLS # A2333458



\$785,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: N/A

Welcome to your dream home in the heart of Chaparral Valley! Nestled on a quiet, family-friendly cul-de-sac, this stunning Jayman-built home offers over 3,000 sq. ft. of beautifully finished living space and the perfect blend of style, comfort, and location. From the moment you step inside, you'll love the bright, open-concept design featuring rich hardwood floors, soaring 9-foot ceilings, and an abundance of natural light. The spacious main floor offers a versatile front dining room or home office, a warm and inviting living room with a cozy gas fireplace, and a gorgeous kitchen complete with granite countertops, stainless steel appliances, a large centre island, and plenty of space to gather with family and friends. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat, along with a spectacular front bonus room that's open to below, creating an airy and impressive space perfect for movie nights or relaxing with the family. The professionally developed basement adds incredible value and flexibility, featuring a huge recreation room, an additional bedroom, and a full bathroom—ideal for guests, teenagers, a home gym, or the ultimate entertainment space. Step outside to your sunny south-facing backyard, fully fenced and highlighted by a massive custom deck that's perfect for summer BBQs, entertaining, or simply unwinding in the sunshine. Location truly sets this home apart. Just steps from Fish Creek Provincial Park, you'll have endless opportunities to explore scenic pathways, bike rides, wildlife, fishing along the Bow River, and a round of golf at Blue Devil Golf Club. With quick access to Stoney Trail and all the shopping, restaurants, schools, and amenities you need, you'll enjoy the perfect balance of nature and city convenience.

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