



GRASSROOTS
REALTY GROUP

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70 Chaparral Valley Grove SE
Calgary, Alberta

MLS # A2347956



\$875,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, No Back Lane, Pie Shaped Lot		

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

Inclusions: N/A

Welcome to Chaparral Valley, where luxury living meets an incredible outdoor lifestyle. Perfectly situated just steps from the Blue Devil Golf Course and the scenic trails of Fish Creek Park, this fully developed 2,548 sq. ft. two-storey walkout is defined by its impressive upgrades and elegant design. Step inside to an airy, open-concept main floor framed by soaring ceilings and oversized windows. Premium finishes like rich hardwood and "x" travertine tile lead you into the spectacular great room, anchored by a dramatic "stone fireplace. Overlooking the bright living space is a chef-inspired kitchen built for entertaining, boasting full-height maple cabinetry, granite countertops, a premium Jen-Air stainless steel appliance package, and a 5-burner gas cooktop. Upstairs, the upgraded "ceilings continue throughout. This level features an oversized, vaulted bonus room with stylish cork flooring, two generous secondary bedrooms, and a private primary retreat complete with a spa-inspired ensuite and a custom-tiled shower. The fully developed walkout basement maximizes your living space, offering "ceilings, a fourth bedroom, and a full bathroom that includes a luxurious custom-tiled steam shower. Step outside to your expansive pie-shaped lot—a rare find. Enjoy the views from your upper deck or unwind on the private concrete patio tucked into the corner of the yard. It's an ideal outdoor oasis for entertaining, kids, or simply relaxing. Loaded with high-end upgrades—including central A/C, a dual-zone furnace, a tankless hot water system, epoxy-finished concrete, and a mix of wood and power blinds—this home truly has it all. With golf, nature, and biking trails practically at your doorstep, this isn't just a beautiful home—it's a lifestyle.

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