

\$818,888 - 77 Chaparral Valley Grove Se, Calgary

MLS® #A2249640

\$818,888

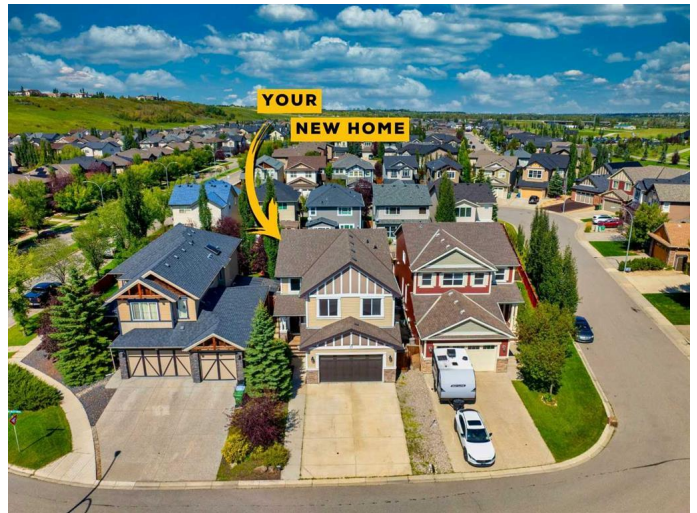
3 Bedroom, 4.00 Bathroom, 2,687 sqft
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Welcome to this impressive 4-bedroom, 3.5-bathroom home offering more than 3,700 square feet of fully developed living space. From the moment you step inside, you'll appreciate the open-concept design, warm hardwood floors, and thoughtful upgrades throughout. The main floor features a spacious office, ideal for working from home, and a bright living room anchored by a cozy gas fireplace. The gourmet kitchen is a focal point with granite countertops, stainless steel appliances, gas stove, and plenty of counter and cabinet space for entertaining or everyday family living.

Upstairs, you'll find a massive family room, three generously sized bedrooms, including a spacious primary retreat. The primary bedroom boasts a 5-piece ensuite with soaker tub and separate shower, plus a walk-in closet large enough to impress.

The fully developed basement is built for entertaining and wellness alike, offering a theatre room, expansive fitness area, wet bar, and entertainment space complete with pool table. (The fitness room has an egress compliant window and could easily be converted into the fourth bedroom.) Step outside to a private backyard with a deck and patio, perfect for relaxing or hosting summer gatherings. (Roof was replaced in 2022.) Located just minutes from a golf course, scenic parks, walking paths, and countless amenities, this home combines lifestyle, space, and location in one remarkable



package.

Built in 2009

Essential Information

MLS® #	A2249640
Price	\$818,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,687
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	77 Chaparral Valley Grove Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0M4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	60
Zoning	R-G

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.