

# **\$786,000 - 34 Chaparral Valley Place Se, Calgary**

MLS® #A2240742

**\$786,000**

5 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.14 Acres

Chaparral, Calgary, Alberta

This LARGE 5 BEDROOM HOME with a HUGE YARD in a wonderful community offers the perfect blend of COMFORT AND FUNCTION. Situated on a CUL-DE-SAC with a LARGE PIE LOT makes this a STANDOUT LOCATION. Upon entering, you are welcomed by a spacious foyer and a convenient MAIN FLOOR OFFICE. The lovely home is kept nice and cool with CENTRAL AIR CONDITIONING. High ceilings and large windows create an airy atmosphere, filling each room with natural light. The living area is perfect for both intimate family gatherings and entertaining guests, with its cozy fireplace and comfortable seating arrangements. The GOURMET KITCHEN is a chef's dream, equipped with stainless steel, ample counter space, and rich cabinetry. It seamlessly connects to the dining nook with COFFERED CEILING , where you can enjoy meals overlooking the PICTURESQUE YARD kept lush with the UNDERGROUND SPRINKLER SYSTEM. Upstairs you will find 3 bedroom and a desirable BONUS ROOM with VAULTED CEILINGS that is a multifunctional space that can be catered to adults and children. The primary suite is a true retreat with comfort and relaxation in mind. Featuring a great walk-in closet, and a luxurious 5-PIECE ENSUITE BATHROOM with a soaking tub and separate shower highlighted with STEAM UNIT. 2 additional roomy bedrooms and a main bathroom complete the upper level. The FULLY FINISHED BASEMENT is another great space this home



offers. You will find 2 generously sized bedrooms, offering plenty of space for family members or guests. There is also another 4-piece bathroom and rREC ROOM WITH WET BAR to utilize for family and friends. The BACKYARD IS A HAVEN for outdoor enthusiasts, with ample space for various activities and lots of room for children. Whether you prefer lounging on the patio, hosting barbecues, or simply enjoying the beauty of nature, this yard provides the perfect setting. We canâ€™t forget to mention the LAGE MUDROOM/LAUNDRY ROOM that is a family must for keeping organized and containing your stuff! Located off the EXTRA DEEP GARAGE and connected to the pantry for extra convenience. NEWER FURNACE AND SOFT WATER TANK add even more value. It's more than just a place to live; it's a place to create lasting memories and build a future.

Built in 2008

**Essential Information**

MLS® #	A2240742
Price	\$786,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,342
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	34 Chaparral Valley Place Se
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Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0M1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	27
Zoning	R-G

### Listing Details

Listing Office	BECK Real Estate Ltd.
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