

# \$899,900 - 119 Chaparral Valley Way Se, Calgary

MLS® #A2203644

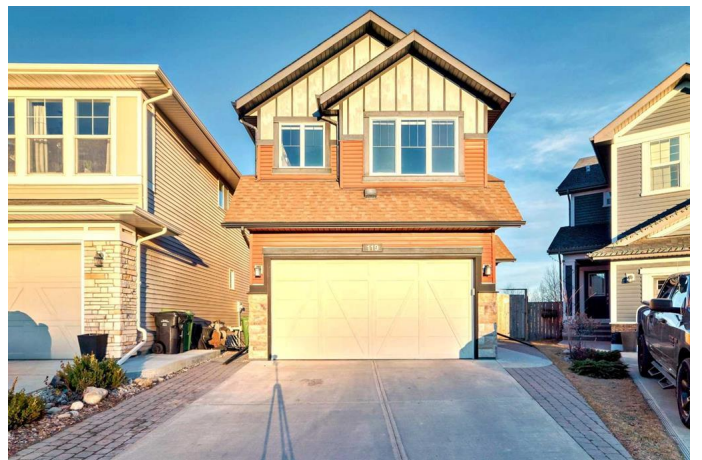
**\$899,900**

3 Bedroom, 4.00 Bathroom, 2,160 sqft  
Residential on 0.10 Acres

Chaparral, Calgary, Alberta

A stunning home backs onto the Blue Devil Golf Course, offering breathtaking views of the greens! The impressive main floor boasts timeless elegance, featuring a spacious living room with soaring ceilings, two-story windows, and a cozy gas fireplace perfect for winter evenings. The modern kitchen inspires culinary creativity with extended cabinetry, built-in wall oven and microwave, a walkthrough pantry, and a large granite island. For those working from home, the convenient office near the front entry provides an ideal space. Enjoy summer barbecues and entertaining guests with a view or relaxing on the large east-facing deck which spans the entire width of the house.

Upstairs, you'll find three spacious bedrooms, including a massive master suite with incredible views, a walk-in closet, and a luxurious 4-piece ensuite with heated floors. The main 3-piece bath also features heated floors. The finished walkout basement is a highlight, with large windows, a generous recreation room, a 4-piece bath, and a huge storage room. The basement is easily adaptable to add a bedroom, as the windows are ideally positioned for dividing the recreation area. Additional features include central air and a central vacuum system. All carpets in the house are all new, just replaced. Perfect for outdoor enthusiasts, this home is near Fish Creek Park and wetlands, offering a diverse range of birds throughout the seasons, while the Bow River provides biking paths and



year-round fly fishing. Enjoy golfing in the summer at Blue Devil Golf Course. For summer fun, Sikome Lake is just around the corner. Chaparral Valley offers a peaceful, quiet community with excellent shops, schools, and quick access to the ring road and South Campus Hospital. This beautiful home is ready for you to move in and start making memories.

Built in 2012

### **Essential Information**

MLS® #	A2203644
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	119 Chaparral Valley Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0V4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Crown Molding
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Humidifier, Induction Cooktop
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	C-Luxury Realty Ltd.
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