

# \$835,000 - 34 Chaparral Valley Place Se, Calgary

MLS® #A2224097

**\$835,000**

5 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.14 Acres

Chaparral, Calgary, Alberta

Nestled in the heart of a vibrant and welcoming community, this wonderful family home in a cul-de-sac and on a large pie lot stands as a testament to comfort and spacious living. 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 en-suite 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 rec 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 large 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. This large home with a huge yard in a wonderful community offers the perfect blend of comfort and function. 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® #         | A2224097    |
| Price          | \$835,000   |
| 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 |
| 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    | May 24th, 2025 |
| Days on Market | 19             |
| Zoning         | R-G            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | BECK Real Estate Ltd. |
|----------------|-----------------------|

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