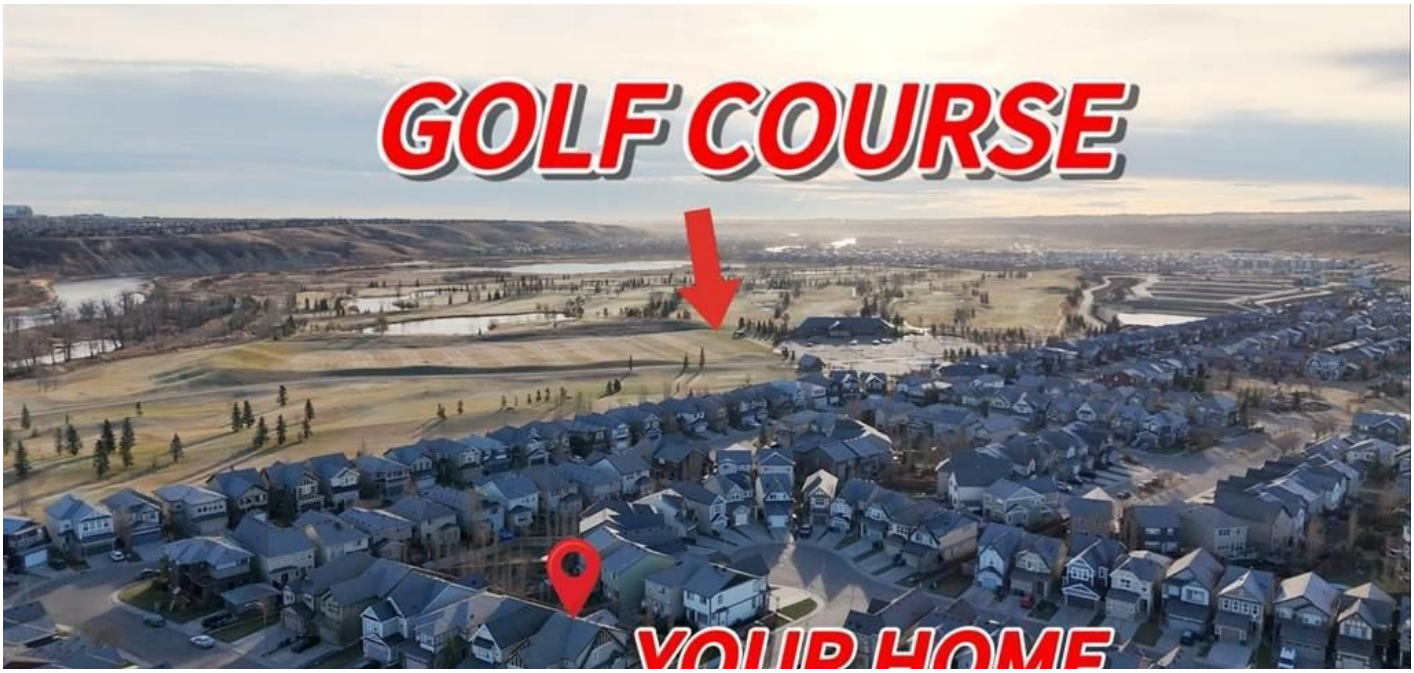
274 Chaparral Valley Way SE

Calgary | Active | MLS® A2359439

$839,990









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2013**	**2,530.22 sq. ft.**

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Listed by Homecare Realty Ltd.

A closer look

Discover light-filled living and exceptional family space at 274 Chaparral Valley Way SE, ideally positioned on a CORNER LOT with a LARGE SOUTH-FACING BACKYARD in sought-after Chaparral Valley. Offering approximately 3,200 SQ. FT. OF FINISHED LIVING SPACE, this beautifully appointed home combines generous proportions, refined finishes and an enviable setting NEXT TO BLUE DEVIL GOLF CLUB. Expansive windows welcome ABUNDANT NATURAL LIGHT, creating a bright, inviting atmosphere throughout the open-concept main floor. Rich hardwood flooring anchors the living and dining areas, while a GAS FIREPLACE adds warmth and a natural gathering place for relaxed evenings. The elegant kitchen features classic cabinetry, stone countertops, a substantial centre island, GAS COOKTOP and BUILT-IN APPLIANCES-equally suited to everyday meals and memorable entertaining. Upstairs, OVERSIZED BEDROOMS provide the space growing families appreciate. The spacious primary retreat offers a WALK-IN CLOSET and a luxurious FIVE-PIECE ENSUITE with a soaker tub, separate shower and generous vanity. An EXCEPTIONALLY LARGE UPSTAIRS BONUS ROOM delivers outstanding versatility as a media lounge, playroom, home office or POTENTIAL FIFTH BEDROOM. The FINISHED BASEMENT extends the living space with a LARGE RECREATION ROOM, ADDITIONAL BEDROOM AND FULL BATHROOM, creating a comfortable setting for guests, movie nights and family gatherings. TWO FURNACES provide added flexibility for heating this substantial home. Outside, the expansive SOUTH-FACING BACKYARD invites sunny afternoons, outdoor dining and room to play, complemented by a generous deck and an ATTACHED DOUBLE GARAGE. Beyond the home, discover Chaparral’s established lake-community character and the natural beauty of its valley setting. Blue Devil Golf Club offers an 18-hole course and a clubhouse patio overlooking the fairways, bringing a distinctive golf lifestyle close to home. Blue Devil Golf Club Nearby FISH CREEK PROVINCIAL PARK and the BOW RIVER PATHWAY offer opportunities for walking, cycling and exploring Calgary’s remarkable river-valley landscape, while Chaparral’s community events, playgrounds and garden add to its welcoming family atmosphere. Alberta Parks With shopping, schools and convenient connections to major routes nearby, this is an exceptional opportunity to enjoy SUN-FILLED SPACE, FLEXIBLE FAMILY LIVING AND AN OUTSTANDING GOLF-SIDE LOCATION.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359439
Bedrooms	4
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,530.22 sq. ft.
Acreage:	No
Lot Area:	5,338 sq. ft.
Lot Frontage:	40'9"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	3
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1312516
Heating:	Central, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Other, See Remarks, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Southeast
Community:	Chaparral
Amenities:	Beach Access, Clubhouse, Golf Course, Other, Park, Parking, Visitor Parking
Appliances:	Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Upper Level	Bedroom - Primary · 18' × 13'7" ·
Upper Level	Bedroom · 10'4" × 10'1" ·
Upper Level	Bedroom · 13' × 10'7" ·
Basement	Bedroom · 11'9" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Golf, Lake, Other, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Other, Private Entrance, Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape, On Golf Course, Other, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1N
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/274-chaparral-valley-way-se-calgary-a2359439/

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