31 Chaparral Valley Way SE

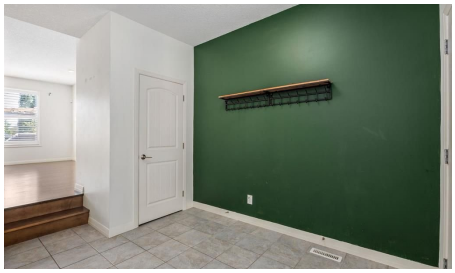
Calgary | Active | MLS® A2351541

$749,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**2,266.93 sq. ft.**

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Listed by CIR Realty

A closer look

OPEN HOUSE Sunday November 15th 1-3PM! Welcome to the sought-after lake community of Chaparral, nestled alongside Fish Creek Park and surrounded by scenic walking and biking trails. This beautifully upgraded Jayman-built family home offers the perfect blend of style, comfort, and functionality. Step inside to discover rich hardwood flooring, a cozy gas fireplace, and a thoughtfully designed open-concept main floor that's ideal for everyday living and entertaining. The chef-inspired kitchen is sure to impress with a built-in wall oven, gas cooktop, stainless steel hood fan, modern backsplash, and ample workspace for preparing meals and gathering with loved ones. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite with dual vanities and a soaker tub. A large bonus room with in-ceiling speakers provides the perfect space for movie nights or relaxing, while the versatile office/flex area and convenient upper-floor laundry add everyday practicality. The fully finished basement has been recently updated with a brand new full bathroom, additional bedroom, and a rec room with dedicated golf simulator zone. Outside, the breathtaking south backyard space has been designed for year-round enjoyment, finished in stamped concrete that creates a low-maintenance extension of the home. Enjoy sunny summer days or take advantage of the heated concrete patio in the winter that allows you to walk comfortably from the house to the hot tub. Additional features include Central A/C, heated double attached garage, and a water softener. Enjoy the countless offerings that come with being a resident of the Chaparral community, including ample greenspace and quick access to Sikome Lake. Mere minutes from Fish Creek Park, Blue Devil Golf Club, schools, shopping, and many other attractions, this exceptional home offers an outstanding lifestyle in one of Calgary's most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351541
Bedrooms	4
Bathrooms	4
Year Built	2012
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:	2,266.93 sq. ft.
Main Level Finished Area:	949.41 sq. ft.
Upper Level Finished Area:	1,317.52 sq. ft.
Below Grade Finished Area:	871.6 sq. ft.
Acreage:	No
Lot Area:	4,004 sq. ft.
Lot Frontage:	36'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2012 (Age: 14)
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:	1213514
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
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:	Upper Level
City Quadrant:	Southeast
Community:	Chaparral
Amenities:	Beach Access, Boating, Clubhouse, Fitness Center, Other, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Hot Tub
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Mud Room · 11'2" × 6'8" ·
Main Floor	Foyer · 11'10" × 8' ·
Main Floor	Kitchen · 16'3" × 13'2" ·
Main Floor	Living Room · 19'2" × 12'1" ·
Main Floor	Dining Room · 12'10" × 12'5" ·
2nd Floor	Bedroom · 15'1" × 9'8" ·
2nd Floor	Family Room · 17'5" × 16'11" ·

2nd Floor	Office · 8'3" × 6'10" ·
2nd Floor	Laundry · 7'11" × 5'7" ·
2nd Floor	Bedroom · 11'9" × 10'1" ·
2nd Floor	Walk-In Closet · 9'5" × 5'7" ·
2nd Floor	Bedroom - Primary · 18'1" × 13' ·
Lower Level	Storage · 23'9" × 9'3" ·
Lower Level	Furnace/Utility Room · 10'10" × 8' ·
Lower Level	Bedroom · 11'9" × 11'7" ·
Lower Level	Game Room · 20'1" × 16'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1N
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-chaparral-valley-way-se-calgary-a2351541/

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