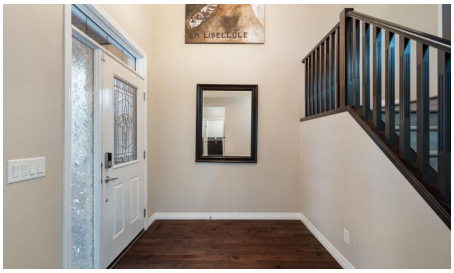
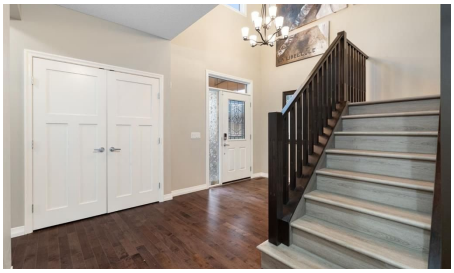
77 Chaparral Valley Grove SE

Calgary | Active | MLS® A2358216

$800,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2009**	**2,669 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Space to gather, room to unwind, and the outdoors close to home-welcome to 77 Chaparral Valley Grove SE. Offering approximately 2,669 sq. ft. above grade, this spacious two-storey features three upstairs bedrooms, 3.5 bathrooms, a fully finished basement, and an attached double garage in scenic Chaparral Valley.

Hardwood and ceramic tile flooring bring warmth and durability to the interior, while high ceilings enhance the open main-floor layout. A gas fireplace anchors the generous living room, creating an inviting setting for quiet evenings and larger gatherings. The kitchen features stainless steel appliances, gas cooking, ample cabinetry, and an island with breakfast-bar seating. The adjoining dining area opens to the spacious deck, complete with a natural gas BBQ hookup, for easy outdoor dining and summer entertaining. The low-maintenance backyard makes outdoor upkeep simple. Glass French doors open into a spacious executive office with two large vertical windows. A dedicated laundry room and powder room complete the main level.

Upstairs, the spacious bonus room provides a comfortable gathering space for movies, games, or relaxing. The primary bedroom includes a large walk-in closet and five-piece ensuite, while two additional bedrooms share a four-piece bathroom.

The finished lower level offers exceptional flexibility with two dedicated rooms: a home theatre and a full gym. Beyond these spaces, a wet bar, refrigerator, built-in cabinetry, and pool table with custom lighting create an inviting setting for entertaining. Wired for sound, the theatre features a projector screen and ample room for two rows of seating. The gym includes a padded floor, TV mount, and large exterior window that fills the space with natural light. Designed for movie nights, workouts, and gatherings, the basement extends the home’s entertaining potential, while the fenced backyard and deck provide additional space to relax and enjoy the outdoors.

Enjoy Chaparral Valley’s proximity to Blue Devil Golf Club, Fish Creek Provincial Park, and the Bow River corridor, with opportunities for walking, cycling, and outdoor recreation nearby. Parks, playgrounds, schools, shopping, and everyday services add to the convenience of this southeast Calgary location. Generous living spaces across all three levels make this a home that can adapt as your needs change.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358216
Bedrooms	3
Bathrooms	4
Year Built	2009
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:	2,669 sq. ft.
Acreage:	No
Lot Area:	4,434 sq. ft.
Lot Frontage:	38'6"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0716323
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	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:	In Unit
City Quadrant:	Southeast
Community:	Chaparral
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Dining Room · 14'2" × 10' ·
Main Floor	Foyer · 7'7" × 7'5" ·
Main Floor	Kitchen · 14'2" × 11'6" ·
Main Floor	Laundry · 8'7" × 8'5" ·
Main Floor	Living Room · 22'3" × 16'9" ·
Main Floor	Office · 14'1" × 9'11" ·

2nd Floor	Bedroom · 14'6" × 10'2" ·
2nd Floor	Bedroom · 13'6" × 10'6" ·
2nd Floor	Family Room · 20'11" × 14'4" ·
2nd Floor	Bedroom - Primary · 18'5" × 13'9" ·
2nd Floor	Walk-In Closet · 12' × 4'11" ·
Basement	Media Room · 13'4" × 12'11" ·
Basement	Game Room · 32'2" × 13'10" ·
Basement	Exercise Room · 18'9" × 13'5" ·
Basement	Storage · 5'2" × 4'3" ·
Basement	Furnace/Utility Room · 13'6" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Park, Playground, Walking/Bike Paths
Interior Features:	Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows, Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Garden, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	City Lot, Garden, Interior Lot, Level, Low Maintenance Landscape, No Back Lane, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/77-chaparral-valley-grove-se-calgary-a2358216/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.