



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 CHAPARRAL VALLEY Way, Calgary T2X 0S1**

MLS®#: **A2180087**

Area: **Chaparral**

Listing Date: **12/06/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,004 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,224**

Low Sqft:

Ttl Sqft: **2,224**

DOM

**15**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Level,Rectangular Lot  
Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Range,ENERGY STAR Qualified Appliances,Garburator,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Bar,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 19`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 18`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 13`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`6" x 15`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Office</b>	<b>Main</b>	<b>9`11" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 13`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>19`0" x 13`0"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>10`10" x 11`8"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`1" x 13`11"</b>

3pc Bathroom  
Bedroom  
Kitchenette

Lower  
Lower  
Lower

11`11" x 6`1"  
12`10" x 15`6"  
11`6" x 9`6"

4pc Bathroom  
Laundry  
Furnace/Utility Room

Second  
Main  
Basement

4`11" x 8`6"  
10`8" x 7`3"  
12`0" x 5`9"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1213514

Zoning:  
R-G

Remarks

Pub Rmks: **Welcome to your dream home in Chaparral Valley! This beautiful 4-bedroom, 3.5-bathroom gem offers over 3000 sq. ft. of developed living space designed for family comfort and style. The open-concept main floor features stunning vaulted ceilings with floor-to-ceiling windows, a cozy gas fireplace, and a chef's kitchen with stainless steel appliances and granite countertops. You'll love the convenience of a main-floor office, laundry room, spacious mudroom off the heated garage, and a handy 2-piece powder room. Upstairs, relax in the roomy primary suite with a luxurious 5-piece ensuite, including dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a 4-piece bathroom, and a versatile bonus room offer plenty of space for everyone. The fully finished basement adds even more value with a fantastic family room, a lower kitchen, and a flex room perfect for a home gym or playroom. There's also a large bedroom, a lovely full bath with a walk-in shower, and an extra washer/dryer set for added convenience. Discover your perfect outdoor retreat in this south-facing, zero-maintenance backyard! Thoughtfully designed, it features mature trees, a custom shed, a durable concrete pad, and premium zero-maintenance grass. The spacious deck, complete with a gas hookup, is perfect for summer BBQs and relaxing evenings. Nestled on a quiet, tucked-away street, this air-conditioned home is wired for surround sound and provides quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail. You'll love the proximity to top-rated schools, vibrant shopping centers, the serene Fish Creek Park, Sikome Lake, Blue Devil Golf Course, and an extensive network of walking and biking paths. Don't miss this incredible family home—schedule your private showing today!**

Inclusions: **additional refrigerator, dishwasher, washer/dryer, TV wall mounts, main entry coat rack**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



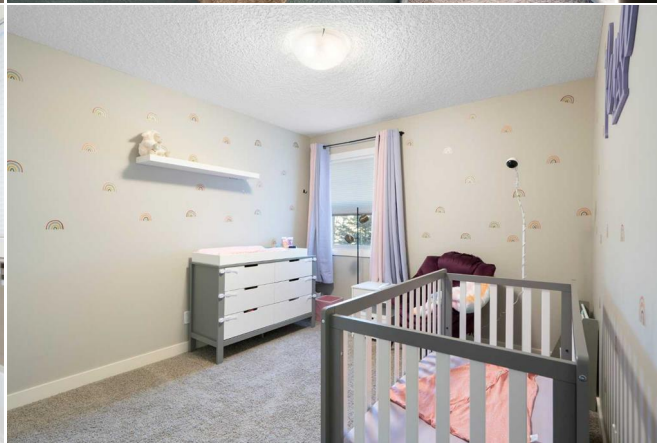
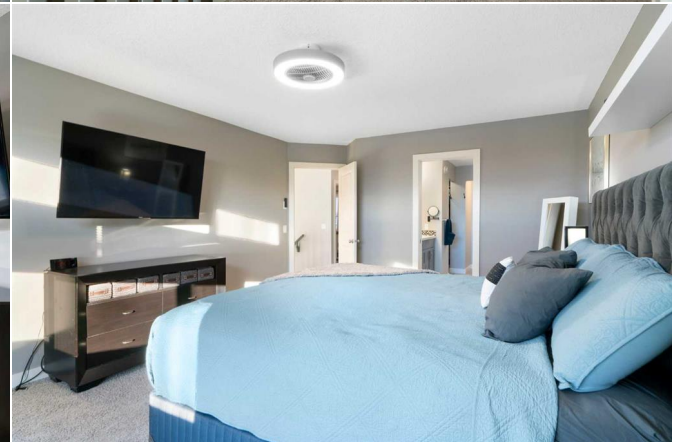
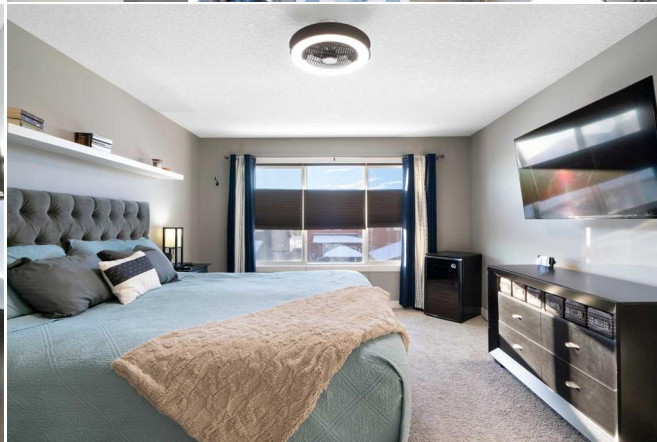
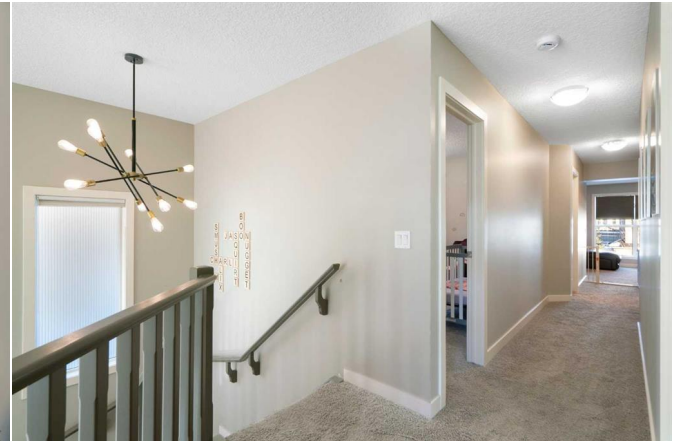


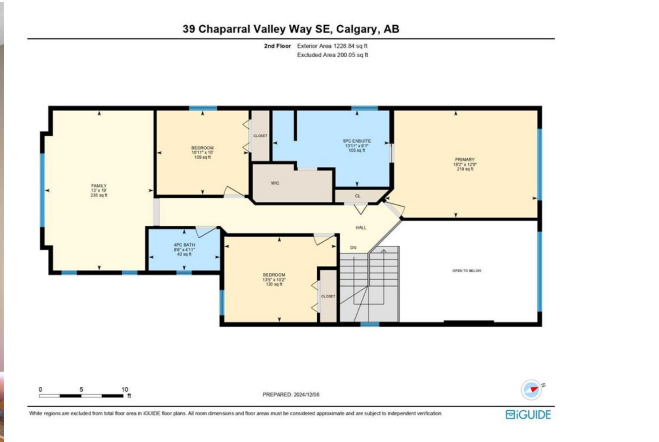
39 Chaparral Valley Way SE, Calgary, AB

Main Floor Estimate Area 995.72 sq ft  
Excluded Area 499.20 sq ft



0 4 8 12  
PREPARED: 2024/12/06  
iGUIDE









39 Chaparral Valley Way SE, Calgary, AB

Basement (Below Grade) - Exterior Area 642.89 sq ft  
 Enclosed Area 627.91 sq ft



0 4 8 M

PREPARED: 2024/10/24

White regions are excluded from total floor area in EXTERIOR floor plans. All room-dimensions and floor areas must be considered approximate and are subject to independent verification.

