

## 22 Chaparral Valley Grove SE Calgary, Alberta

**MLS # A2216869**



# \$800,000

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Insulated, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Pantry, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** None

Welcome to 22 Chaparral Valley Grove, a stunning corner-lot home in one of Calgary's most scenic and sought-after communities. From the moment you arrive, the curb appeal is undeniable—with beautifully manicured front landscaping, a charming front porch sitting area, and an oversized double attached garage setting the tone for what's to come. Step inside to a grand front foyer where luxury and elegance greet you instantly. The vaulted ceiling and chandelier create a showstopping entry, while the tiled feature floor and front closet add both function and style. As you move into the heart of the home, the open-concept living room, dining, and kitchen will take your breath away with their scale and natural light. Large windows flood the main floor, making the space feel bright and welcoming. The living room is warm and inviting with a cozy fireplace—perfect for relaxing nights in. The kitchen is a dream, with a massive island that serves as prep space, extra storage, and an eating bar. Extensive cabinetry with gold hardware and a large pantry provide more storage than you'll know what to do with. Stainless steel appliances, gold pendant lights, and a beautiful hood fan complete the look. The dining area overlooks the lush backyard and easily accommodates a large table—perfect for big family dinners and holiday gatherings. Around the corner is a practical mudroom with storage for your family's gear, a versatile flex room that works beautifully as a home office, playroom, or study, and a conveniently located 2-piece bathroom that completes the main level. Upstairs, the primary retreat is next level. A spacious bedroom with a 5-piece ensuite and a massive walk-in closet—combined, they span 491 sq.ft., offering more than enough space for your furniture and wardrobe. You'll also find two more large bedrooms, a 4-piece

bathroom, and a dedicated laundry room, conveniently located for ease of daily chores. The fully finished basement features a generous rec space large enough for a pool table, games area, gym setup, and media zone, along with a beautifully designed 4th bedroom and a stylish bathroom with heated floors. The home is complete with air conditioning to keep you cool all summer long and custom window coverings for added privacy and comfort. Step into your private backyard oasis—complete with mature landscaping and a large deck, ideal for BBQs, summer evenings, and relaxing under the stars. Chaparral Valley is a hidden gem—steps from the Bow River, Fish Creek Park, Blue Devil Golf Course, scenic walking paths, and minutes to shopping, schools, and major routes like Deerfoot and Stoney Trail. With 3,339 sq.ft. of beautifully finished space and recent upgrades including shingles, siding, furnace and tankless hot water—this home truly has it all.