# \$720,000 - 42 Chaparral Valley Place Se, Calgary

MLS® #A2258184

## \$720,000

4 Bedroom, 4.00 Bathroom, 1,771 sqft Residential on 0.10 Acres

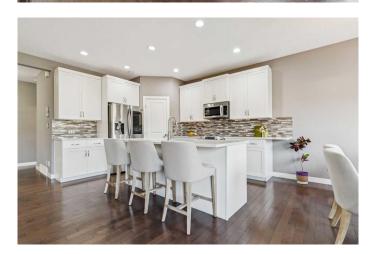
Chaparral, Calgary, Alberta

Welcome to 42 Chaparral Valley Place SE! A thoughtfully designed two-story residence set in a quiet cul-de-sac within a friendly, sunny neighborhood, featuring a west-facing exterior with the garage door aligned accordingly. This spacious home offers a versatile layout with bright, contemporary finishes and comfortable spaces for work, family life, and relaxation. On the main floor, you will find an open-concept living area anchored by a modern kitchen including stainless steel appliance with a nice sized granite island and eat up bar. Plenty of storage including pot drawers and a corner pantry. The 9ft ceilings give you a great sense of space. The dining area seats up to 6 while the living room is inviting with a fireplace that adds warmth and ambiance, making this space ideal for both entertaining and everyday living. A practical entry from the garage leads to a wide laundry room with wall shelves for organized storage.

The upper level comprises three bedrooms, including a generous primary retreat featuring a large soaking tub, a separate shower, and a walk-in closet with a everyday elite closet organizer. Two additional bedrooms and a bright bonus room provide flexible space that can function as a large home office or an additional living area. There are 9ft ceilings on the upper floor which isn't very common. The outdoor area offers an inviting retreat with an expansive backyard that features a large patio space, perfect for placing your own outdoor furniture and enjoying time outside.







The yard also includes established fruit trees and a two-year-old hot tub, protected year-round by a gazeboâ€"ideal for summer gatherings or relaxing fall evenings with hot chocolate.

Another key point

to note is that the roof was replaced only three years ago, ensuring reliable performance for many years to come. There is no immediate need for replacement.

Chaparral Valley is a welcoming community with convenient access to parks, schools, shopping, and major routes, making it an ideal setting for families, and anyone seeking comfortable, flexible living. With Blue Devil Golf Club right around the corner, it is a great location if you are a golfer. If nature is more your game it is close to the river and only a 10 minute walk to Fish Creek, but one of the few streets in Chaparral Valley not in the flood zone. The neighboring community of Wolf Willow is in a continuing development phase, with new commercial projects and new homes nearby, signaling a bright future and expanded amenities for you to enjoy. Have we piqued your interest? Book your private showing today!

#### Built in 2012

#### **Essential Information**

| MLS®#          | A2258184  |
|----------------|-----------|
| Price          | \$720,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,771     |
| Acres          | 0.10      |
| Year Built     | 2012      |

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 42 Chaparral Valley Place Se

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta
Postal Code T2X0M1

#### **Amenities**

Parking Spaces 4

Parking Aggregate, Double Garage Attached, Garage Door Opener, Garage

Faces Front, Insulated

# of Garages 2

#### Interior

Interior Features Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No

Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Gazebo, Landscaped, Level, Pie

Shaped Lot, Street Lighting

Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 19th, 2025

Days on Market 10

Zoning R-G

# **Listing Details**

Listing Office CIR Realty

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