

# \$799,888 - 263 Chaparral Valley Way Se, Calgary

MLS® #A2243315

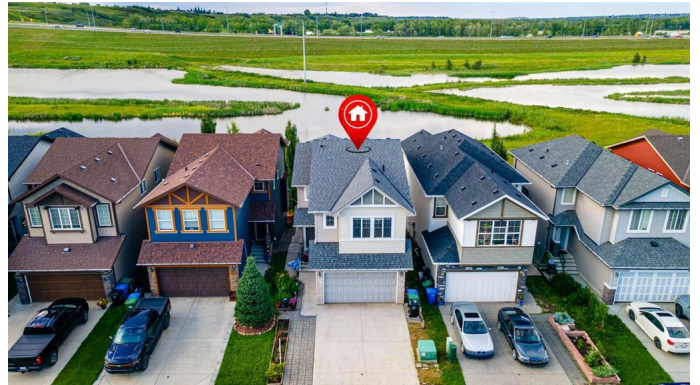
**\$799,888**

4 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.08 Acres

Chaparral, Calgary, Alberta

AMAZING VALUE! WELCOME HOME to one of the most desired SE communities of CHAPARRAL. Your new executive home is waiting for your growing family offers peaceful living with NO neighbors behind you. This One-of-a-Kind 2-Storey Walkout home recently painted is located on the quiet street backs onto a green space and bike/walking path. Main offers hardwood throughout the living room w/ gas fireplace, dining room that leads onto a full 23ft x 15ft north facing deck for your morning coffee, half bathroom, large mud room and a kitchen with white cabinets, quartz counter tops and stainless-steel appliances. Upper offers 2 spacious bedrooms, 4-piece bathroom, laundry room, large bonus room for movie nights and a primary bedroom with a walk-closet, 5-piece ensuite with his/her sinks, soaker tub and a separate shower. The walkout basement offers living room, dining room, bedroom, 4-piece bathroom, large den comes with washer/dryer, a fully functional wet bar comes with a dishwasher and wired for future stove and hood fan. The gorgeous 2-tier backyard decks waiting for you to entertain family and friends. The double attached garage comes with fully insulated and 12 ft height ceiling. Fish Creek Park's trails & pathways at your backyard. Mins to Lake Sikome, Blue Devil Golf Course, Bow River, schools and shops. Easy access to Stoney Trail, MacLeod Trail, Deerfoot Trail and South Campus Hospital. Don't miss and book your private viewing today!



Built in 2014

## Essential Information

MLS® #	A2243315
Price	\$799,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	263 Chaparral Valley Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0X3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Walk-Out, Exterior Entry, Suite

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Behind, Cul-De-Sac, Environmental Reserve
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	51
Zoning	R-G

## Listing Details

Listing Office	KIC Realty
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