

# \$768,288 - 363 Chaparral Valley Way Se, Calgary

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MLS® #A2244836

**\$768,288**

3 Bedroom, 3.00 Bathroom, 1,901 sqft

Residential on 0.08 Acres

Chaparral, Calgary, Alberta

WELCOME TO YOUR DREAM HOME WITH AN AMAZING VIEW!~!!!! Your Dream Home Awaits in Chaparral!

Welcome to this stunning turnkey 2-storey gem tucked away in the vibrant and family-friendly community of Chaparral! From the moment you walk in, youâ€™ll feel the warmth, style, and charm of this beautifully maintained home â€“ itâ€™s truly move-in ready and waiting for you!

The main floor welcomes you with gleaming hardwood floors, soaring ceilings, and sun-drenched living spaces thanks to oversized windows that showcase uninterrupted views of the lush backyard and peaceful greenspace. The open-concept kitchen and living area is perfect for entertaining or cozy nights in â€“ complete with stone countertops, stainless steel appliances, a gas stove, and a spacious pantry.

The living room is the heart of the home, centered around a gorgeous gas fireplace and mantel â€“ the perfect place to unwind after a long day. Just off the garage entrance, youâ€™ll love the extra-large mudroom with plenty of storage and a convenient powder room.

Head upstairs to discover a massive bonus room ideal for movie nights, play time, or your dream home office. Youâ€™ll also find two



generously sized bedrooms, a full 4-piece bathroom, a handy upstairs laundry room, and a show-stopping primary retreat featuring a walk-in closet with built-in organizers and a luxurious 5-piece spa-like ensuite.

The basement is untouched and ready for your personal touch – create the space you’ve always imagined!

Step outside and fall in love with the beautifully landscaped backyard, full of blooming perennials, a large deck with a gas BBQ hookup, garden planter boxes, and direct access to scenic walking/bike paths through your own private gate! SPECTACULAR VIEW!!!!!!!!!!!!

Located just minutes from Fish Creek Park, Blue Devil Golf Club, schools, shopping, and more – this is the lifestyle you’ve been dreaming of!

COME IMMEDIATELY!!!!!! Book your private tour today and get ready to fall in love with your forever home in Chaparral

Built in 2014

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244836    |
| Price          | \$768,288   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,901       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 363 Chaparral Valley Way Se |
| Subdivision | Chaparral                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X0Y3                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Playground                                                                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Environmental Reserve |
| Roof              | Asphalt Shingle                                                                                                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 3                |

ZoningR-G

Listing Details

Listing OfficeeXp Realty

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