

# \$779,888 - 263 Chaparral Valley Way Se, Calgary

MLS® #A2262779

**\$779,888**

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® #         | A2262779    |
| Price          | \$779,888   |
| 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           | High Efficiency, Natural Gas                                                                  |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |

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

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 18                |
| Zoning         | R-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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