

**32 Chaparral Valley Terrace SE  
Calgary, Alberta**

**MLS # A2164912**



**\$805,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,274 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Pantry, Stone Counters, Wet Bar		

**Inclusions:** lower level fridge

Discover Your Perfect Family Home in Chaparral Valley! Welcome to this stunningly renovated gem, where over \$70,000 in recent upgrades have elevated this spacious residence into an exceptional living space. Situated on a serene cul-de-sac, this home offers both peace and convenience, with a nearby golf course and expansive provincial park with walking and biking paths. This generously sized home features 5 beautifully appointed bedrooms, making it ideal for large families. The main floor is highlighted by 9-foot ceilings, a stylish new 2-piece guest bath, and recent updates including fresh flooring (carpet on stairwell & upper floor was done last week!), modern paint, a high-efficiency furnace, central air conditioning, and chic new trim. The remodeled kitchen, complete with upgraded appliances, is a culinary masterpiece perfect for both everyday meals and special gatherings. Upstairs, you’ll find three spacious bedrooms, a convenient upper laundry room, and a versatile den. The master suite is a true retreat, offering ample space with dual walk-in closets and a luxurious remodeled 5-piece ensuite bath. The lower level is a highlight, featuring a custom wet bar with a fridge and a seated bar, making it an entertainer’s dream. This level also includes two large bedrooms and a spa-like 5-piece bath with a steam shower, providing a relaxing escape. This home has been meticulously maintained and is in pristine condition. With a negotiable possession date at 60 days, it’s move-in ready and waiting for you to make it your own. Don’t miss out on this exceptional opportunity—schedule your viewing today and experience the perfect blend of luxury and comfort in Chaparral Valley!