# \$769,900 - 148 Chaparral Valley Terrace Se, Calgary

MLS® #A2233629

# \$769,900

3 Bedroom, 3.00 Bathroom, 2,227 sqft Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Open-to-Above Design | Backs onto Green Space & Pathway | Sun-Socked South Yard. Welcome to this stunning home with open-to-above design in the highly sought-after community of Chaparral Valley, backing directly onto green space and a scenic pathway. Step inside to a bright, open-concept layout featuring soaring 18' ceilings in the living room and a full wall of south-facing windows that flood the space with natural light and showcase the lush greenery outside. The gourmet kitchen is equipped with granite countertops, stainless steel appliances, a gas stove, ample cabinetry, and a walkthrough pantryâ€"perfect for everyday living and entertaining. A main floor office and powder room add convenience and flexibility to the layout. Upstairs, the oversized primary bedroom is filled with natural light from its south-facing windows and offers a peaceful retreat with a walk-in closet and spacious ensuite with a skylight and heated floors. Two additional bedrooms and a bonus room with vaulted ceilings complete the upper level. The basement has been professionally started with subfloor & electrical and offers a blank canvas ready for your personal touch and creative vision. The fully landscaped backyard is a true summer showpiece, bursting with a vibrant variety of perennials and flowering bulbs that offer beauty throughout the season. Additional highlights include an oversized garage, central air conditioning, central vacuum, and unbeatable access to Fish Creek Park and the







Bow Riverâ€"just a short walk away. This home seamlessly combines beauty, functionality, and location. Book your private viewing today!

#### Built in 2008

#### **Essential Information**

MLS® # A2233629 Price \$769,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,227
Acres 0.10
Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 148 Chaparral Valley Terrace Se

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta
Postal Code T2X 0L9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Central Air

Conditioner, Gas Stove, Range Hood

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Yard, Playground

Lot Description Landscaped, Rectangular Lot, Backs on to Park/Green Space, Dog Run

Fenced In, No Neighbours Behind

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed June 26th, 2025

Days on Market 128 Zoning R-G

# **Listing Details**

Listing Office TREC The Real Estate Company

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