

\$789,900 - 40 Chaparral Valley Green Se, Calgary

MLS® #A2268676

\$789,900

4 Bedroom, 4.00 Bathroom, 2,262 sqft

Residential on 0.11 Acres

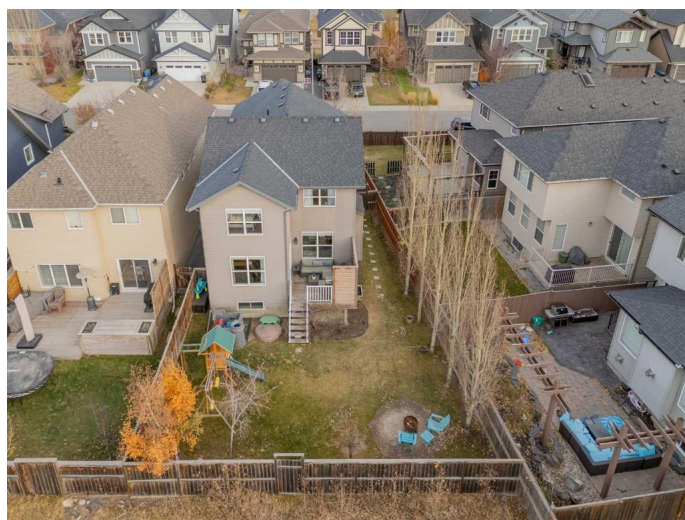
Chaparral, Calgary, Alberta

Welcome to this GORGEOUS family home in the heart of Chaparral Valley! Sunny, bright, and beautifully maintained, this Jayman-built executive home offers one of the best layouts youâ€™ll find â€“ designed for comfort, function, and family living!

Step inside and youâ€™ll immediately notice the abundance of natural light, soaring 9â€™ ceilings, and gleaming HARDWOOD floors that flow throughout the main level. The OPEN CONCEPT design creates the perfect setting for entertaining or relaxing with family. The spacious living room centers around a cozy gas fireplace, while the chef-inspired kitchen impresses with stainless steel appliances, GAS cooktop, rich cabinetry, GRANITE countertops, a walk-in pantry, and a massive center island â€“ ideal for gatherings and casual dining!

The bright breakfast nook is surrounded by large windows and opens to your back deck overlooking the spacious WEST-facing yard with open views and back alley access â€“ a rare find and perfect for summer BBQs or playtime with the kids!

Upstairs, the thoughtful layout truly shines! A large bonus room sits perfectly in the middle, separating the primary suite from the two additional bedrooms â€“ giving everyone their own space and privacy. Youâ€™ll also find a convenient homework desk area (perfect for



kids or a small office) and upstairs laundry for everyday ease. The primary bedroom is a true retreat with a walk-in closet and a luxurious 5 piece ENSUITE featuring a dual Granite vanity, jetted soaker tub and walk-in shower.

The professionally developed lower level offers even more space with a large family room featuring a second cozy fireplace, a wet bar, games area, 4th bedroom, and a full bathroom – the perfect setup for guests or movie nights!

BRAND NEW paint throughout the upper levels, this home is MOVE-IN-READY and located on a QUIET crescent, just minutes from Blue Devil Golf Course, Fish Creek Park, walking trails, schools, and all the amenities you could ask for!

This home truly has it all – an incredible layout, stylish updates, and a location that offers the best of family living in Chaparral Valley!

Built in 2011

Essential Information

MLS® #	A2268676
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,262
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Chaparral Valley Green Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0M3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Corner Lot, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	Real Broker
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