

# \$799,900 - 85 Chaparral Valley Green Se, Calgary

MLS® #A2238635

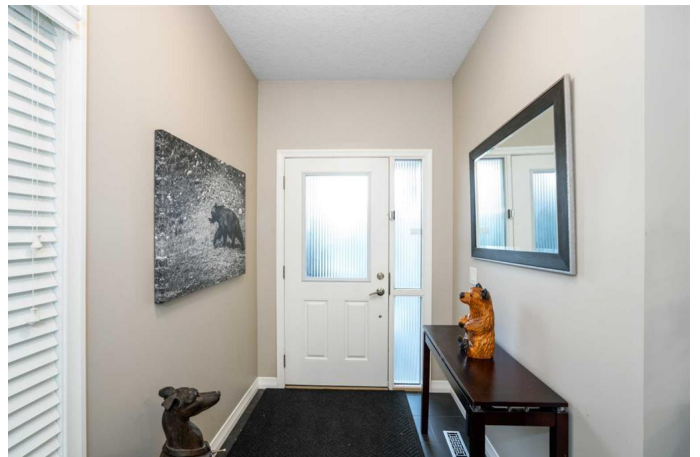
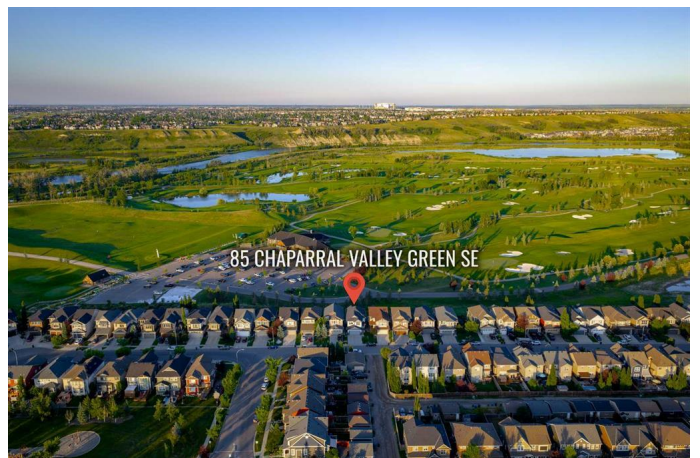
**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,553 sqft

Residential on 0.10 Acres

Chaparral, Calgary, Alberta

Welcome to an extraordinary address on one of Chaparral Valley's most exclusive streets. 85 Chaparral Valley Green SE offers front-row, unobstructed views of hole #9 at Blue Devil Golf Course, blending tranquil golf course living with sophisticated design. Built by Jayman in 2011, this thoughtfully designed home offers over 2,500 sq. ft. above grade, with a layout that blends modern day living and functionality. The main level opens with an expansive foyer leading into an open-concept floor plan. At the heart of the home is a chef-inspired kitchen, featuring refined finishes, a gas cooktop, built-in wall oven and microwave, and a corner walk-in pantry – an ideal space for both everyday living and entertaining. The adjoining living room exudes comfort and style, perfect for large gatherings or unwinding in luxury. Step out onto the east-facing upper deck and enjoy panoramic views of the fairway with your coffee or cocktail in hand. Upstairs, the primary retreat boasts stunning fairway views from every window, along with a spacious 5-piece ensuite featuring his-and-her vanities and separate walk-in closets. The upper level also includes two additional bedrooms, a converted fourth bedroom (formerly a bonus room), a full bathroom, and a convenient upstairs laundry. The fully developed walk-out basement is designed for elevated recreation – featuring a fifth bedroom, a full bathroom, and a generous entertaining space currently outfitted as a private golf simulator lounge and



bar – an ideal retreat for hosting or relaxing in style. Outside, the landscaping is low maintenance and lifestyle-friendly: Professional low-maintenance landscaping, including a front rock garden and artificial turf in the backyard, ensures beauty without the upkeep – so you can spend more time enjoying the lifestyle this home was built to deliver!

Built in 2011

**Essential Information**

MLS® #	A2238635
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,553
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	85 Chaparral Valley Green Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0P6

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, See Remarks

# of Garages 2

## Interior

Interior Features Kitchen Island, Pantry, See Remarks  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room, See Remarks  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features None  
Lot Description Back Yard, Fruit Trees/Shrub(s), Landscaped, On Golf Course, See Remarks  
Roof Asphalt  
Construction Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed July 10th, 2025  
Days on Market 3  
Zoning R-G

## Listing Details

Listing Office Century 21 All Stars Realty Ltd.

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