

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

MLS® #A2238635

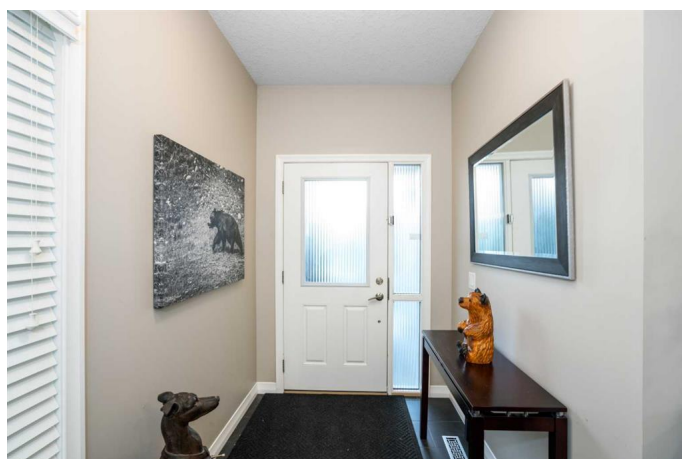
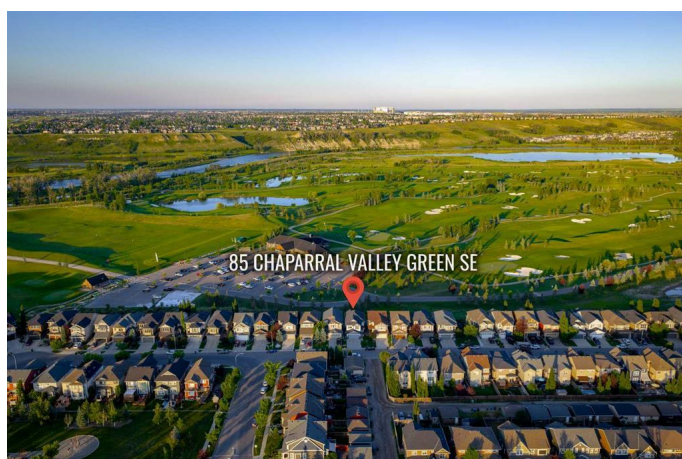
**\$799,900**

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 1  
Zoning R-G

## Listing Details

Listing Office Century 21 All Stars Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.