



GRASSROOTS
REALTY GROUP

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64 CHAPARRAL RIDGE Park SE
Calgary, Alberta

MLS # A2229575



\$379,900

Division:	Chaparral		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,099 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 503
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	(M-1d75)
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Granite Counters, High Ceilings, Soaking Tub, Track Lighting, Walk-In Closet(s)		

Inclusions: Blinds on windows and doors

WELCOME to this EASY TO FIND, FRESHLY PAINTED 2 Storey Townhouse that has 1098.98 Sq Ft of DEVELOPED LIVING SPACE w/Single Garage (GREAT for Calgary winters!), + 3 BALCONIES in the FRIENDLY COMMUNITY of CHAPARRAL!!! The CURB APPEAL as you drive in is WELL-MAINTAINED, + CLEAN LANDSCAPING up to the Front Door. The Foyer provides access to the Garage and convenient storage underneath the stairs. Going up the carpeted stairs to the Main Level, you will see the OPEN CONCEPT FLOOR PLAN w/HARDWOOD, & CEILINGS, making it look SPACIOUS, + a NEUTRAL COLOUR SCHEME. The KITCHEN is the "Heart of the Home" that has BEAUTIFUL Cabinetry, Tiled Backsplash, SS Appliances (NEW Dishwasher-never used), GRANITE Countertops + Tiled flooring. The Dining Room has plenty of ROOM to sit around the Table w/FAMILY, + FRIENDS having COZY CONVERSATIONS. A Balcony w/Sliding Door allowing in NATURAL LIGHT makes it Bright in this space. A 2 pc Bathroom, + a Laundry Room/Utility Room for CONVENIENCE (Washer 2022/Dryer 2023). The LIVING ROOM is GREAT for RELAXING at the end of the day, whether reading a Book, or taking a nap when needed. There is a sliding door to the 2nd Balcony that incl/BBQ GAS LINE for EASY ENTERTAINING or watching the BEAUTIFUL SUNSET. The Upper Level has the PRIMARY BEDROOM with a Large window, + a 4 pc EN-SUITE. There is a door leading out to the 3rd PRIVATE Balcony to sit with your morning coffee as you get ready for the day. There is another GOOD-SIZED Bedroom, + 4 pc Bath incl/Soaker Tub for those days to UNWIND, + it is in between the 2 bedrooms, giving more PRIVACY. There is so much NATURAL LIGHT coming in, STORAGE underneath stairs on entry level, a GARAGE, 2 1/2

Bathrooms (incl/EN-SUITE), 2 GREAT-SIZED Bedrooms, + DECENT Condo Fees = GREAT VALUE!!! There are 10 Virtual Staging Photos in this listing. Also- INCLUDES a \$8,500 Flooring CREDIT!!! This PRIME LOCATION has the nearby FISH CREEK PROVINCIAL PARK, SICOME LAKE w/Activities there, + SCHOOLS. Chaparral gives you AMENITIES, PATHWAYS, PARKS, PLAYGROUNDS, + a Recreation Centre. Chaparral is EASY ACCESS to Chaparral Boulevard, Stoney Trail, + Transit, making it a MUST SEE for this SPECIAL HOME. BOOK your SHOWING TODAY!!!