



GRASSROOTS
REALTY GROUP

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82 Chaparral Ridge Drive SE
Calgary, Alberta

MLS # A2243464



\$569,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Alarm System (glass breakers, door codes, onecamera, garage pad)

Situated in the welcoming, family-oriented community of Chaparral, this well-maintained two-storey home offers over 1,700 square feet of developed living space across three levels. With 3 bedrooms, 3.5 bathrooms, and a fully finished basement, the layout is ideal for growing families or anyone seeking flexible living options in a great location. The main level begins with a spacious foyer that opens into a bright, open-concept living, dining, and kitchen area. Large windows fill the space with natural light, while durable laminate and tile flooring provide both comfort and practicality. The kitchen is designed for functionality with stainless steel appliances, a breakfast bar, ample cupboard and counter space, and a pantry for additional storage. A combined two-piece bathroom and laundry room adds convenience to this well-planned main floor. Upstairs, the generous primary bedroom features dual closets and a private four-piece ensuite. A second sizable bedroom offers flexibility—it can serve as a comfortable guest room or a productive home office. A second four-piece bathroom completes the upper level. The fully finished basement expands the living area with a large recreation room, an additional bedroom, a three-piece bathroom, and a dedicated storage area—perfect for hosting guests, movie nights, or creating a play space or home gym. Outside, the fully fenced backyard includes a grassy area and a deck, ideal for outdoor gatherings or unwinding after a long day. A double detached garage with alley access completes the property, offering secure parking and extra storage. Updates include a new roof (2020), refrigerator (2020), and dishwasher (2023). The location offers access to an impressive network of walking and biking paths along Chaparral Ridge & Valley, the Bow River, and Fish Creek Provincial Park. Golfers will appreciate being minutes from both

Blue Devil and McKenzie Meadows Golf Clubs. Daily commuting is made easier with quick connections to both Stoney Trail and Macleod Trail, while nearby amenities include the Township Shopping Centre, Shawnessy shops, and a variety of restaurants and services. Families will benefit from being within a five-minute walk of Saint Sebastian Elementary and a short drive to Chaparral School, as well as several nearby parks and playgrounds. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.