



**GRASSROOTS**  
REALTY GROUP

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**93 Chaparral Ridge Terrace SE  
Calgary, Alberta**

**MLS # A2246064**



**\$418,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to your next chapter in Chaparral—where comfort meets convenience in this 4-bedroom, 3.5-bath bare land condo/townhome. Freshly painted inside and out, this move-in-ready gem is perfect for families, professionals, or savvy investors. Step inside to discover a thoughtfully designed layout featuring a welcoming gas fireplace—ideal for curling up on quiet evenings. The modern kitchen, complete with stainless-steel appliances, makes entertaining a breeze. The finished and permitted basement adds flexibility, offering a private space for guests. A single attached garage provides secure parking and extra storage. Outside, nature is just steps away. Take a stroll to the Ridge for breathtaking views, or spend weekends exploring Sikome Lake and Fish Creek Park. Recent exterior upgrades—including new shingles, siding, and vinyl fencing. Additional highlights include a compliant RPR, a hot water tank replaced in 2023, access to public, Catholic, and private schools, and nearby shopping at Chaparral Village and Gates of Walden. This is more than a home—it's a lifestyle. Book your showing today and experience all that Chaparral has to offer.