



GRASSROOTS
REALTY GROUP

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**398 Chaparral Ridge Circle SE
Calgary, Alberta**

MLS # A2257329



\$795,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Irregular		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully maintained 2-storey detached home in the highly desirable community of Chaparral, offering over 2,600 sq. ft. of living space. The bright and inviting main floor features a spacious living room, dining area, and a well-appointed kitchen with pantry, opening onto a private deck—perfect for outdoor entertaining and relaxation. Upstairs you’ll find three generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms each include walk-in closets and share a convenient Jack & Jill bathroom. A versatile den/bedroom provides the perfect space for a home office or nursery. The fully finished basement adds even more living space with a fourth bedroom, large family room, recreation area, full bathroom, and ample storage. Outside, this home offers both a double front attached garage and a single detached garage with paved alley access—ideal for extra parking, storage, or workshop use. ?? Location Highlights: Situated on a quiet street, just steps from the ridge with breathtaking views, a short walk to Fish Creek Park, and close to shopping, schools, parks, groceries, and quick access to Stoney Trail & Macleod Trail. ? With pride of ownership throughout, this move-in ready home truly has it all. Don’t miss your chance—book your private showing today!