



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1308, 11 Chaparral Ridge Drive
Calgary, Alberta

MLS # A2259993



\$279,900

Division:	Chaparral		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome home to this beautifully maintained 2-bedroom, 2-bathroom, top floor condo, offering a perfect blend of comfort, convenience, and space. Featuring generously sized open-concept living this home is ideal for both relaxing and entertaining! As you enter you will notice the dining area is the perfect space for entertaining family and friends conveniently located next to the modern kitchen, which boasts ample cabinetry and counter space, and is perfect for budding home chefs and everyday living. Continuing in to the large living area you are greeted with large patio doors which flood the living space with natural light, creating a warm and inviting atmosphere. Leading out to your cosy, private balcony where at certain times of the year you can enjoy views of the mountains, while you have your morning coffee. The large primary bedroom includes a private ensuite, and spacious walk-thru closets, while the sizeable second bedroom makes this home ideal for a small family, a home office, or a spacious guest room with a full second 4-piece bathroom just steps away. A substantial laundry room with lots of space for hanging laundry, storing all your cleaning supplies as well as those bulk buy items, round off the features of this beautiful home. Situated in the sought-after community of Chaparral you'll enjoy being a few minutes walk from schools, playgrounds, shopping, and dining options. Commuting is a breeze with quick and easy access to Stoney Trail and other major roads. Whether you're a first-time buyer, downsizing, or investing, this home offers incredible value in a highly sought-after location. Don't miss your opportunity to own this spacious and conveniently located home!