



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

MLS # A2274180



\$780,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2005 (21 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 well-kept two-storey home in Chaparral offering over 2,600 sq. ft. of functional living space. The main floor features a bright, open layout with a comfortable living room, dining area, and practical kitchen with plenty of counter space and a pantry. From the dining area, step out onto the private deck — a great spot for summer BBQs or morning coffee. Upstairs you’ll find three good-sized bedrooms, including a primary bedroom with a walk-in closet and 4-piece ensuite. The two additional bedrooms each have walk-in closets and share a Jack & Jill bathroom. There is also a den that works well as a home office, playroom, or flex space. The fully finished basement adds a fourth bedroom, full bathroom, family room, recreation area, and extra storage. One of the standout features is the garage setup — a double attached front garage plus a single detached garage with paved alley access. Located on a quiet street close to the ridge and within walking distance to Fish Creek Provincial Park, the home is also near schools, shopping, parks, groceries, and has easy access to Stoney Trail and Macleod Trail. The home has been well maintained and is move-in ready.