



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

**MLS # A2287593**



**\$509,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Vinyl Windows		

**Inclusions:** n/a

Welcome to this beautifully laid-out single-family home at 136 Chaparral Ridge Cir, designed for both comfort and functionality. The main floor features an open-concept layout filled with natural light, creating a bright and welcoming space for everyday living and entertaining. With 3 generously sized bedrooms and 2.5 bathrooms, there's plenty of room for family and guests alike. Downstairs, the open basement offers added living space with brand-new carpet, ready to become a family room, home office, or recreation area. The home is equipped with a high-efficiency furnace & newer hot water tank, providing year-round comfort and energy savings. Step outside to enjoy a large deck, perfect for entertaining or relaxing outdoors, and take advantage of the oversized double garage for ample parking and storage. Ideally located just one block from the ridge, this home offers easy access to beautiful walking trails and outdoor enjoyment, all while being tucked into a quiet, desirable neighborhood.