



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

MLS # A2158969



\$745,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vinyl Windows, Wet Bar		

Inclusions: n/a

MOST AFFORDABLE DETACHED Bi-Level CHAPARRAL | RECENTLY UPDATED | MODERN TECHNOLOGY WITH GOGGLE NEST + ENERGY SAVING LEDS THROUGHOUT | SPECTACULAR RIDGE LOCATION | SOUTH-FACING BACKYARD OASIS | CENTRAL AIR | OVER 2000 SQ FT | FLEXIBLE POSSESSION| P Welcome to your own SOUTH-FACING BACKYARD Oasis! This stunning home boasts an inviting main floor with a charming DEN, a spacious kitchen featuring Stone countertops, STAINLESS steel appliances, and a center island. The living area is bathed in natural light, showcasing a double-sided fireplace and a generous eating area surrounded by windows that offer breathtaking views of the serene RAVINE, ensuring privacy with no rear neighbors! The upper floor is a comfy retreat spanning just over 1100 sq ft, highlighted by a large bonus room complete with convenient UPPER LAUNDRY ROOM for added functionality! The 2nd and 3rd bedrooms are generously sized, offering ample space for relaxation and personalization. The primary bedroom is a true sanctuary, featuring a large south-facing window overlooking the ravine, a spacious WALK-IN CLOSET, and a luxurious 5-piece en suite with brand new vanities. Located in a prime setting with walking paths leading to Fish Creek Park and Sikome Lake, this home offers easy access to public transportation and nearby schools, making it the perfect blend of convenience and tranquility. Don't miss out on this incredible opportunity - schedule your showing today and experience the beauty and comfort this home has to offer!