



GRASSROOTS
REALTY GROUP

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

MLS # A2197958

\$739,000



Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, No Neighbors		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Imagine waking up on a quiet Sunday morning, stepping into the south-facing backyard with no obstructed view but a few towering trees along the ridge, after a brief coffee time on the deck enjoying the morning breeze, opening your fence door and joining your partner or a friendly neighbour for a refreshing morning quick walk along the trail - this charming house brings your vision to reality. This modern home boasts 2,843+ living space with a spacious family room on the main floor with a cozy double-sided gas fireplace, all new light fixtures, stainless steel appliances, a beautiful kitchen island, a 12'11 by 17'11 bonus room & a well-designed laundry room on the upper level with a spacious master bedroom with 5-piece en-suite beside 2 generously-sized bedrooms. Stepping into the basement, you would be enchanted by the 23'10 by 16'2 recreation area in addition to a brand new wet bar, a 3-piece bathroom and another bedroom introducing ample space and versatile designs for your guest entertainment and family gathering needs. Planning to add a legal basement suite for potential rental income (up to City Approval)? This layout provides a customizable design and cost-effective solutions. Don't wait till it's gone - schedule viewing now and seize this amazing opportunity to call this home Your Very Own sanctuary!