



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

MLS # A2206205



\$639,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Gazebo

NO FRONT NEIGHBOR – OFFERING AMAZING VIEWS. Welcome to 284 Chaparral Ridge Circle, a beautifully updated home perched along the scenic Chaparral Ridge with unobstructed views and an abundance of natural light. Recent upgrades, including newer roof shingles, updated windows, a new hot water tank, Central AC, and enhanced outdoor spaces with a new north fence and deck railings, ensure both style and durability. The front entrance welcomes guests with a spacious layout and a built-in seating area, leading into the heart of the home where a striking gas fireplace, framed by a rich wood mantle, serves as the perfect focal point. Luxury laminate flooring and a sophisticated palette of contemporary paint colors create a warm and inviting ambiance throughout. The kitchen is both stylish and functional, featuring crisp white cabinetry, a central island, and vaulted ceilings that enhance the airy feel of the breakfast nook. Wake up to breathtaking sunrise views from the serene primary suite, complete with a walk-in closet and a beautifully modern ensuite bath. The upper floor is completed with two additional bedrooms and a secondary bathroom. The fully finished lower level extends the home's livable space, offering a three-piece bath and endless possibilities for relaxation or entertaining. The backyard is designed for outdoor enjoyment, featuring a gas line to the back deck for easy BBQing. Perfectly positioned in a prime location, this home is a true sanctuary where modern comfort meets natural beauty.