



**GRASSROOTS**  
REALTY GROUP

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**23 Chaparral Ridge Terrace SE  
Calgary, Alberta**

**MLS # A2211099**



**\$459,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Parkade, Parking Pad, Single G		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** N/A

JUST WHAT YOU'VE BEEN WAITING FOR !!! This STUNNING TOWNHOME is Perched on the BEAUTIFUL RIDGE in CHAPARRAL , FEATURING " 3 BEDROOMS " + " ATTACHED FRONT-DRIVE GARAGE " a PARKING PAD for a SECOND CAR, a FULLY DEVELOPED BASEMENT, and CENTRAL AIR CONDITIONING. The MAIN FLOOR invites Warmth and Comfort with its BEAUTIFUL LAMINATE FLOORING, a COZY FIREPLACE in the living room, and LARGE WINDOWS that FLOOD the SPACE with NATURAL LIGHT, CREATING a VIBRANT and UPLIFTING ATMOSPHERE. The STYLISH KITCHEN, EQUIPPED with UPGRADED STAINLESS STEEL APPLIANCES, a GOOD-SIZED PANTRY, and ELEGANT CABINETS, is a DREAM for any HOME CHEF. It seamlessly flows to the generously sized dining area and living room, making it PERFECT FOR FAMILY GATHERINGS and CONNECTION. Step out to the PRIVATED BACKYARD, a SERENE OASIS for CREATING LASTING MEMORIES, whether it's barbecuing or enjoying playtime with kids and loved ones. A CONVENIENTLY LOCATED two-piece bathroom in the entrance foyer adds to the home's Functionality. DESIGNED for family living and CHERISHED MOMENTS, the upper level FEATURES a ~~ SPACIOUS OPEN DEN THAT CAN BE TRANSFORMED INTO a BEDROOM ~~ a LARGE PRIMARY BEDROOM with a WALK-IN CLOSET and a cheater door to a FOUR-PIECE BATHROOM, as well as a SECOND GOOD-SIZED BEDROOM. The POSSIBILITIES are ENDLESS! The FULLY FINISHED BASEMENT is an ENTERTAINER'S PARADISE, COMPLETE with a GAMING ROOM/FAMILY ENTERTAINMENT AREA, an EXTRA BEDROOM, a FULL BATHROOM, and a CONVENIENT LAUNDRY ROOM, READY for UNFORGETTABLE GATHERINGS. You

will be IMPRESSED with the EXCELLENT CONDITION of this unit. LOCATED in a WELL-MAINTAINED COMPLEX within a FRIENDLY NEIGHBORHOOD, you'll FIND yourself CLOSE to a VARIETY of AMENITIES, PLAYGROUNDS, SCHOOLS, and Public Transportation, with easy access to STONEY TRAIL and FISH CREEK PROVINCIAL PARK. This BEAUTIFUL TOWNHOME TRULY STANDS OUT FROM THE REST. BOOK your PRIVATE SHOWING NOW and BRING YOUR OFFERS BEFORE it's GONE !!!