



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

**MLS # A2212128**



**\$635,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,745 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** Mirror Above Fireplace, Attached Garage Shelves

Located in the desirable Chaparral Ridge, this beautifully maintained home offers a perfect blend of traditional style and timeless charm. The East-West layout fills the home with natural light, highlighted by the open-concept layout and 9-foot ceilings on the main level. The entrances bathes the home in morning sunlight, while the west-facing backyard invites you to enjoy sunsets and partial mountain views. The spacious, fully fenced backyard is ideal for gardening, lounging, and entertaining. The open kitchen features all new appliances, a corner pantry, and a cozy dining nook, while the expansive deck offers a secondary outdoor dining option. The large master suite boasts oversized windows with mountain glimpses, a 4-piece ensuite, and a large walk-in closet. Upstairs you'll also find two additional generously sized bedrooms, plus a versatile loft space, offering flexibility for a home office or reading nook. The fully developed basement features high 9-foot ceilings again for a spacious and comfortable retreat. It includes a recreational room, one additional bedroom, and a stylish 3-piece bathroom. This warm and inviting traditional home checks all the boxes! Check out the Virtual Tour link and book a showing with your favourite Realtor today.