

\$499,900 - 44 Chaparral Ridge Circle Se, Calgary

MLS® #A2126006

\$499,900

3 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.06 Acres

Chaparral, Calgary, Alberta

Say goodbye to renting & condo fees and hello to homeownership with this single family Chaparral gem! Step inside to discover a spacious, open floor plan perfect for hosting gatherings or simply enjoying everyday living. From the moment you enter, you'll be greeted by sleek vinyl flooring flowing throughout the main level and a stunning kitchen complete with stylish cabinets, a sprawling granite island, and stainless steel appliances. The family room has an abundance of natural light & a gas fireplace creating a welcoming ambiance. A convenient half bath tucked away on the main floor adds extra functionality. Upstairs, you'll find not one, but two primary suites, each boasting ample closet space and a luxurious 4-piece ensuite. But wait, there's more! The lower level is fully developed, featuring a generously sized media room ready for your favourite flat screen and a spacious bedroom perfect for guests. Get ready for summer BBQs™ and entertaining on the massive backyard deck with access to the rear concrete parking pad. With nothing left to do but unpack and unwind, this home offers the ultimate in move-in ready convenience - did we mention that the the roof & siding were replaced in 2022 & the carpets and furnace have just been cleaned as well! This properties prime location adds to its allure - situated within walking distance of a shopping centre, schools, transit, and a serene ravine pathway leading straight to the bow river. Don't miss out on this incredible



opportunity â€“ schedule a viewing today and prepare to be wowed. This home is a perfect 10!

Built in 1997

Essential Information

MLS® #	A2126006
Price	\$499,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	44 Chaparral Ridge Circle Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3K2

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 29th, 2024
Days on Market	4
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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