



## 111 Chaparral Ridge Circle Calgary Alberta

\$765,000

Beautiful house with brand new legal basement suite. As soon as you walk in, you will be welcomed into a large foyer which leads to a wide open kitchen/great room with massive windows. The SW backyard exposure brings nothing but sunshine into your home. If you enjoy entertaining or have a large family, you will love the openness of this floor plan. The kitchen features a corner pantry, generous central island with breakfast bar, granite countertops, loads of cabinets and a large nook eating area which leads to a sunny private SW backyard and a newer 16'X16' deck. The family/great room with a gas fireplace surrounded by a beautiful stone wall and 1/2 bath nicely complete the main floor. The upper floor features 3 good size bedrooms and a massive bonus room (19' X 14') above the double attached garage. The primary bedroom features a gorgeous stone wall, 4 pc bath ensuite with soaker tub and separate shower, and walk-in closet. The basement features a high ceiling, a 4th bedroom which is missing only flooring, an already framed bathroom and office/den area. Only a few steps away, you will find walking and biking paths leading to the Bow River, minutes from the Stoney Trail for quick access to downtown or anywhere you need to go. This great family home with a total of 4 bedrooms, 3 1/2 baths, is ready for your family to move in. Also features brand new LEGAL BASEMENT SUITE with Separate washer and dryer getting \$1350 + 35% utilities ,which will actually help in your mortgage approval. (id:6769)

Primary Bedroom 15.58 Ft x 12.08 Ft

4pc Bathroom 9.42 Ft x 8.33 Ft

Bedroom 10.25 Ft x 10.00 Ft

Bedroom 10.92 Ft x 8.83 Ft

Bonus Room 19.00 Ft x 13.92 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

4pc Bathroom 8.00 Ft x 5.17 Ft

Bedroom 11.83 Ft x 11.17 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Town Residential

<https://homesoldcalgary.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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