



## 64 CHAPARRAL RIDGE Park Calgary Alberta

\$379,900

WELCOME to this EASY TO FIND, FRESHLY PAINTED 2 Storey Townhouse that has 1098.98 Sq Ft of DEVELOPED LIVING SPACE w/Single Garage (GREAT for Calgary winters!), + 3 BALCONIES in the FRIENDLY COMMUNITY of CHAPARRAL!!! The CURB APPEAL as you drive in is WELL-MAINTAINED, + CLEAN LANDSCAPING up to the Front Door. The Foyer provides access to the Garage and convenient storage underneath the stairs. Going up the carpeted stairs to the Main Level, you will see the OPEN CONCEPT FLOOR PLAN w/HARDWOOD, 9' CEILINGS, making it look SPACIOUS, + a NEUTRAL COLOUR SCHEME. The KITCHEN is the 'Heart of the Home' that has BEAUTIFUL Cabinetry, Tiled Backsplash, SS Appliances (NEW Dishwasher-never used), GRANITE Countertops + Tiled flooring. The Dining Room has plenty of ROOM to sit around the Table w/FAMILY, + FRIENDS having COZY CONVERSATIONS. A Balcony w/Sliding Door allowing in NATURAL LIGHT makes it Bright in this space. A 2 pc Bathroom, + a Laundry Room/Utility Room for CONVENIENCE (Washer 2022/Dryer 2023). The LIVING ROOM is GREAT for RELAXING at the end of the day, whether reading a Book, or taking a nap when needed. There is a sliding door to the 2nd Balcony that incl/BBQ GAS LINE for EASY ENTERTAINING or watching the BEAUTIFUL SUNSET. The Upper Level has the PRIMARY BEDROOM with a Large window, + a 4 pc EN-SUITE. There is a door leading out to the 3rd PRIVATE Balcony to sit with your morning coffee as you get ready for the day. There is another GOOD-SIZED Bedroom, + 4 pc Bath incl/Soaker Tub for those days to UNWIND, + it is in between the 2 bedrooms, giving more PRIVACY. There is so much NATURAL LIGHT coming in, STORAGE underneath stairs on entry level, a GARAGE, 2 1/2 Bathrooms (incl/EN-SUITE), 2 GREAT-SIZED Bedrooms, + DECENT Condo Fees = GREAT VALUE!!! There are 10 Virtual Staging Photos in this listing. Also- INCLUDES a \$8,500 Flooring CREDIT!!! This PRIME LOCATION has th...

Primary Bedroom 10.75 Ft x 10.17 Ft

Other 4.83 Ft x 3.83 Ft

4pc Bathroom 7.83 Ft x 4.58 Ft

Bedroom 10.42 Ft x 9.92 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Other 14.92 Ft x 5.00 Ft

Kitchen 9.83 Ft x 7.50 Ft

Dining room 10.33 Ft x 7.92 Ft

Other 10.58 Ft x 2.17 Ft

Laundry room 7.17 Ft x 3.00 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

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Foyer 5.17 Ft x 3.50 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Living room 14.42 Ft x 10.25 Ft