



# 11 Chaparral Ridge Drive Calgary Alberta

\$289,900

Perched high on the top floor, this coveted corner unit boasts a southern exposure, featuring a large deck that is bathed in sunlight. With over 1100 square feet of living space, it showcases 2 bedrooms plus a versatile den, along with a host of exclusive features that set it apart from the rest. This is a 2 bedroom plus den floorplan converted into 1 bedroom, 1 den/bedroom and a flex room. Step into the open-concept design, where a sleek galley kitchen awaits. Equipped with a gas cooktop and wall oven, this culinary haven also features a breakfast bar and designated dining area. Expansive windows and patio sliders illuminate this space with natural radiance. The primary suite unveils a haven large enough for a king-size bed, complemented by a oversized walk-through closet that leads to an ensuite boasting a freestanding clawfoot soaker tub. The double doors opening off the primary suite would be a perfect space for a dedicated work from home office, a cozy nursery, a serene owner's retreat, a giant closet or converted back to the original 2nd bedroom floor plan. For those who crave convenience and versatility, the den can serve as a 2nd bedroom, your private sanctuary, or a flex space offering endless possibilities. The guest bath is a testament to luxury, featuring an enormous 6-foot walk-in shower that rivals a spa experience. You'll find modern comfort in the form of an A/C unit and a convenient gas hookup for your barbecuing pleasures. Separate laundry and utility room, providing in-unit storage that's both functional and discreet. There is a heated, underground parking, and your belongings have a secure home in the assigned storage locker. Ample guest parking right at the front door. Public transit is a stone's throw away with proximity to a wealth of additional amenities, including schools, parks, shopping, restaurants, pathways, Fish Creek Park, Golf Cou...

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 9.08 Ft x 11.83 Ft

Den 11.50 Ft x 7.83 Ft

Dining room 9.50 Ft x 8.25 Ft

Foyer 9.00 Ft x 9.17 Ft

Kitchen 9.67 Ft x 7.75 Ft

Laundry room 9.25 Ft x 6.58 Ft

Living room 19.33 Ft x 11.33 Ft

Primary Bedroom 16.33 Ft x 11.17 Ft

Other 6.17 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<http://www.shannonsellscalgary.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca