



## 30 Chaparral Ridge Drive Calgary Alberta

\$499,900

Welcome to this charming semi-detached home in the desirable community of Chaparral Ridge, offering a perfect blend of comfort, convenience, and style. With an inviting open-concept layout, this two-story home features two spacious bedrooms upstairs and a fully developed basement with an additional bedroom, making it ideal for families or professionals. The cozy living room is centered around a warm gas fireplace, creating the perfect space to relax and unwind. The kitchen offers ample counter space, a corner pantry for extra storage, and a seamless flow into the dining area. A major highlight of this home is the main floor laundry, adding to its practicality and ease of living. The single attached garage provides convenient parking and additional storage. Step outside to a fenced backyard with a private patio, perfect for outdoor entertaining or enjoying summer evenings. Located just minutes from parks, playgrounds, walking paths, and the Blue Devil Golf Course, this home is surrounded by nature while still offering easy access to schools, shopping, and amenities. Commuting is effortless with quick access to both Deerfoot and Stoney Trail. Best of all, there are no condo fees, making this an even more attractive investment. Don't miss your chance to own this fully developed home in a vibrant and welcoming community. (id:6769)

4pc Bathroom 7.58 Ft x 8.83 Ft

Bedroom 17.83 Ft x 8.75 Ft

Primary Bedroom 12.92 Ft x 13.50 Ft

3pc Bathroom 5.50 Ft x 7.92 Ft

Bedroom 11.83 Ft x 11.75 Ft

Recreational, Games room 16.92 Ft x 16.50 Ft

2pc Bathroom 4.92 Ft x 5.50 Ft

Dining room 6.42 Ft x 12.83 Ft

Kitchen 11.50 Ft x 11.33 Ft

Living room 12.83 Ft x 20.75 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



**Real Estate Professionals Inc.**

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

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