



228 Chaparral Ridge Circle Calgary Alberta

\$674,988

This 4 bd/4bath home with over 2300 square feet of developed living area features Two Primary bedrooms upstairs, each with their own 4 piece Ensuite, plus two more bedrooms below. This home is the perfect option for multigenerational families or those who prefer privacy. Perfectly located across the street from the serene reserve with paved walking paths, the home is minutes away from a dog park, shopping, Fish Creek Park, golf and Stoney Trail for convenient access to City amenities. The original owners have lovingly upgraded the home with new RENOVATIONS including basement development, new carpet throughout, vinyl plank on main, baseboards, casing, paint and hot water tank. The ROOF was replaced in 2021 and upgraded with Gutter Guard to keep your eavestroughs clean and even the popcorn interior ceilings have been updated. The MAIN level proudly showcases the formal dining room with soaring 17foot high ceilings and sunny skylight. The living area features a gas fireplace and the wonderfully spacious kitchen beams with natural light from the South and West windows looking into the yard. There is plenty of room to add an island and it also features a convenient servery to the dining area. An oversized family eating nook that could easily fit a farm table is open to the kitchen looks out onto the West yard with deck access. It's perfect for hosting large groups. The UPPER level boasts TWO primary suites, each with a private 4 piece Ensuite and walk-in closets. The front bedroom reveals a full length balcony surrounded by the spring blossoms to enjoy the ravine views with your morning coffee. This level also includes the laundry area. The LOWER level features all new development including a 3 pce bath, two bedrooms and several flex areas for your office or hobbies. The West treed yard is fenced and features parking pads for a future garage plus RV storage. Chaparra...

Bedroom 11.92 Ft x 12.50 Ft

Bedroom 9.67 Ft x 11.75 Ft

Other 11.50 Ft x 13.75 Ft

Other 8.33 Ft x 7.92 Ft

Other .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

Dining room 8.33 Ft x 10.92 Ft

Living room 12.50 Ft x 15.67 Ft

Primary Bedroom 12.25 Ft x 12.75 Ft

Primary Bedroom 13.67 Ft x 12.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 17.25 Ft x 12.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 9.33 Ft x 13.00 Ft