



398 Chaparral Ridge Circle Calgary Alberta

\$780,000

Welcome to this well-kept two-storey home in Chaparral offering over 2,600 sq. ft. of functional living space. The main floor features a bright, open layout with a comfortable living room, dining area, and practical kitchen with plenty of counter space and a pantry. From the dining area, step out onto the private deck -- a great spot for summer BBQs or morning coffee. Upstairs you'll find three good-sized bedrooms, including a primary bedroom with a walk-in closet and 4-piece ensuite. The two additional bedrooms each have walk-in closets and share a Jack & Jill bathroom. There is also a den that works well as a home office, playroom, or flex space. The fully finished basement adds a fourth bedroom, full bathroom, family room, recreation area, and extra storage. One of the standout features is the garage setup -- a double attached front garage plus a single detached garage with paved alley access. Located on a quiet street close to the ridge and within walking distance to Fish Creek Provincial Park, the home is also near schools, shopping, parks, groceries, and has easy access to Stoney Trail and Macleod Trail. The home has been well maintained and is move-in ready. (id:6769)

- 4pc Bathroom 9.08 Ft x 10.67 Ft
- Primary Bedroom 12.00 Ft x 14.58 Ft
- Bedroom 15.25 Ft x 10.00 Ft
- Bedroom 10.33 Ft x 18.42 Ft
- 4pc Bathroom 11.58 Ft x 9.92 Ft
- Other 4.58 Ft x 3.92 Ft
- Other 4.58 Ft x 4.00 Ft
- Laundry room 8.00 Ft x 4.83 Ft
- Den 6.25 Ft x 8.00 Ft
- Recreational, Games room 13.42 Ft x 23.67 Ft

- Bedroom 11.42 Ft x 9.25 Ft
- 4pc Bathroom 7.33 Ft x 4.83 Ft
- Furnace 8.67 Ft x 11.50 Ft
- Living room 14.00 Ft x 14.08 Ft
- Dining room 11.17 Ft x 10.92 Ft
- Kitchen 13.50 Ft x 9.92 Ft
- Pantry 3.67 Ft x 4.17 Ft
- Other 5.08 Ft x 5.42 Ft
- 2pc Bathroom 5.08 Ft x 4.25 Ft

Listing Presented By:



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CIR Realty

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