

# \$739,000 - 475 Chaparral Ridge Circle Se, Calgary

MLS® #A2197958

**\$739,000**

5 Bedroom, 4.00 Bathroom, 2,073 sqft  
Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Imagine waking up on a quiet Sunday morning, stepping into the south-facing backyard with no obstructed view but a few towering trees along the ridge, after a brief coffee time on the deck enjoying the morning breeze, opening your fence door and joining your partner or a friendly neighbour for a refreshing morning quick walk along the trail - this charming house brings your vision to reality. This modern home boasts 2,843+ living space with a spacious family room on the main floor with a cozy double-sided gas fireplace, all new light fixtures, stainless steel appliances, a beautiful kitchen island, a 12'11 by 17'11 bonus room & a well-designed laundry room on the upper level with a spacious master bedroom with 5-piece en-suite beside 2 generously-sized bedrooms. Stepping into the basement, you would be enchanted by the 23'10 by 16'2 recreation area in addition to a brand new wet bar, a 3-piece bathroom and another bedroom introducing ample space and versatile designs for your guest entertainment and family gathering needs. Planning to add a legal basement suite for potential rental income (up to City Approval)? This layout provides a customizable design and cost-effective solutions. Don't wait till it's gone - schedule viewing now and seize this amazing opportunity to call this home Your Very Own sanctuary!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197958    |
| Price          | \$739,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,073       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 475 Chaparral Ridge Circle Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Y1                       |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached, Concrete Driveway, Front Drive, Garage Faces Front |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), French Door, Jetted Tub, Smart Home, Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Built-In Oven, Electric Cooktop, See Remarks                                                                                                                |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                           |

|                 |                             |
|-----------------|-----------------------------|
| # of Fireplaces | 1                           |
| Fireplaces      | Gas                         |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Few Trees, Private |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 59              |
| Zoning         | R-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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