

# \$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	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Smart Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Refrigerator, See Remarks, Washer
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, Private, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	38
Zoning	R-G

### **Listing Details**

Listing Office	LPT Realty
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