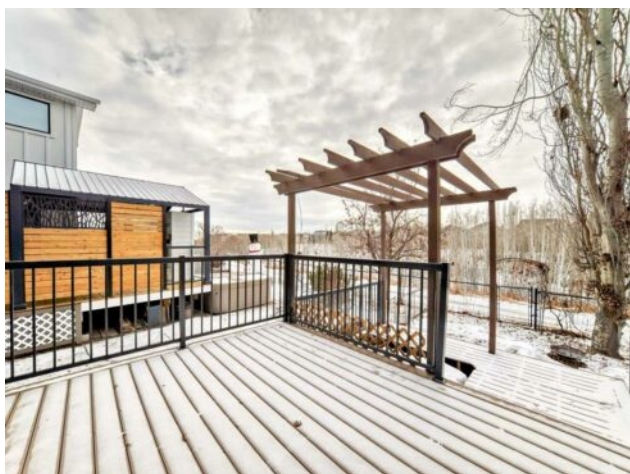


**475 Chaparral Ridge Circle SE
Calgary, Alberta**

MLS # A2197958

\$739,000



| | | | |
|------------------|--|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,073 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, No Neighbors | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

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, Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

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!