



475 Chaparral Ridge Circle SE, Calgary, Alberta - \$729,900



Main Photo

Property Description

Imagine waking up on a quiet Sunday morning, stepping into your sun-drenched, south-facing backyard. With no obstructions — just a few towering trees lining the ridge — you sip coffee on the deck, savor the morning breeze, and step through your back gate to join a partner or friendly neighbor for a refreshing walk along the trail. This charming home turns that lifestyle dream into reality.

Boasting 2,843+ sq. ft. of living space, the main floor welcomes you with a spacious family room anchored by a cozy double-sided gas fireplace, all-new light fixtures, stainless steel appliances, and a stylish kitchen island perfect for gathering. Upstairs, the 12'11" x 17'11" bonus room offers versatile living, complemented by a well-designed laundry room. The primary suite features a luxurious 5-piece en-suite, alongside two generously sized bedrooms.

The basement is built for entertainment and flexibility—a 23'10" x 16'2" recreation area, brand-new wet



bar, 3-piece bathroom, and an additional bedroom provide the perfect setting for guests, games, or movie nights. Considering extra income? The layout supports the potential for a legal suite (City approval required) with cost-effective design solutions.

This is more than a home — it's your private sanctuary, with space for family, friends, and future growth. Don't wait — schedule your private viewing today and make it yours before it's gone!

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