

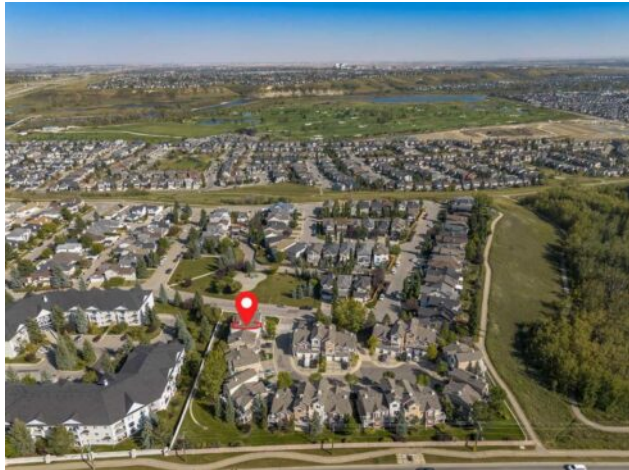


**GRASSROOTS**  
REALTY GROUP

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**10 Chaparral Ridge Park SE  
Calgary, Alberta**

**MLS # A2296998**



**\$375,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Garden, Landscaped, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Electric Heater in Entrance, Electric Fireplace in Living Room

**\*\*OPEN HOUSE SUNDAY MAY 3rd 2PM-4PM\*\*** Welcome to this beautifully upgraded 1230+ sqft townhome in the sought-after community of Chaparral. Perfectly located in Chorus Park at Chaparral Ridge, this maintenance-free home offers a lifestyle surrounded by parks, walking and biking trails, and easy transit access right outside your front door. Check out the aerial views that show just how close you are to the Ridge! **\*\*Inside, you’ll find thoughtful upgrades throughout : rich hardwood flooring, elegant porcelain tile, plush carpet, and on-trend paint colours that make the space feel bright and modern. \*\***The central kitchen is a showstopper with granite countertops, custom backsplash, newer stainless steel appliances, and a functional layout that flows into the dining area with its charming south-facing Juliet balcony. **\*\*The spacious living room is anchored by a sleek electric fireplace, creating warmth and ambiance, and opens to another large balcony with a BBQ gas line, and with NO REAR NEIGHBOURS this outdoor space feels like your own private oasis. \*\***A 2pc bath and laundry with newer stacked full size washer and dryer complete this level. **\*\*Upstairs, the oversized primary suite is a true retreat with a private balcony, 4-piece ensuite, and dual closets. A second large bedroom and additional full bath complete this level, providing plenty of room for family, guests, or a home office. \*\***Everyday comfort meets smart living with a Smart Thermostat, 8-in-1 UltraIQ Smart Door Lock, Blink Video Doorbell Camera, upgraded LED lighting throughout the entire home, front UV-tinted windows for privacy and efficiency, and a whole-home HRV system. **\*\*The single attached garage is fully insulated, drywalled, and offers excellent storage PLUS space to park a second car in the driveway. And don’t miss the beautifully landscaped front lawn, giving this home**

standout curb appeal. This well-managed, PET FRIENDLY, meticulously maintained complex is the perfect blend of style, convenience, and peace of mind. \*\*Whether you're relaxing on one of your three private balconies, cozying up by the fireplace, or exploring the Ridge pathways just steps away—you'll fall in love with life here in Chaparral. Love where you live. Book your showing today and discover the difference\*\*