



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24 Chaparral Ridge Circle SE
Calgary, Alberta

MLS # A2311174



\$459,000

Division:	Chaparral		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,102 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Paved, See Remarks, Side By Side		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

(CLICK ON MOVIE REEL ICON ABOVE FOR VIDEO TOUR) Gorgeous ATTACHED HOME (NO CONDO FEES) offering a DEVELOPED BASEMENT and a total of 4 BEDROOMS and 3.5 BATHROOMS with DUAL MASTER SUITES on the upper floor! This PERFECTLY located property boasts the ideal balance of COMFORT, CONVENIENCE AND LIFESTYLE! (CLICK ON 3D ICON ABOVE FOR VIRTUAL TOUR) The main floor features a SPACIOUS living room that's perfect for RELAXING, ENTERTAINING and GATHERING with family and friends. Toward the back of the home, you'll find a BRIGHT and FUNCTIONAL kitchen complete with GORGEOUS stainless steel appliances, a corner pantry, and large sliding doors that fill the space with NATURAL LIGHT and BEAUTIFUL MORNING SUNRISES. Upstairs, there are TWO GENEROUS primary bedrooms, each with its own private ensuite — an ideal setup for families, guests, or roommates. The FULLY DEVELOPED lower level adds even more versatile living space, including a LARGE rec room and an additional bedroom that works PERFECTLY as a guest room, home office, or flex space. A list of more INCREDIBLE features that this home has to offer include: Central A/C, ecobee Premium thermostat, central humidifier, water softener, Kinetico reverse osmosis drinking water system, new water tank (2024), and Telus security. If YOU happen to be the lucky new owner of this PERFECT HOME and wish to keep the Telus security system, it would need to be transferred over to their account. Step outside to the LARGE deck, thoughtfully designed for RELAXING and ENJOYING the outdoors. The landscaped backyard also offers shared parking with convenient back lane access. Surrounded by SCENIC bike paths, parks, and a nearby golf course, CHAPARRAL is

a community built for outdoor living. With QUICK access to Macleod Trail, Deerfoot Trail, and Stoney Trail, commuting anywhere in the city is EFFORTLESS. Close to shopping, dining, schools, and everyday amenities, THIS HOME DELIVERS THE PERFECT BLEND OF WARMTH, STYLE AND PEACEFUL EVERYDAY LIVING!