



**143 Chaparral Ravine View SE
Calgary, Alberta**

MLS # A2311613



\$825,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Seize the opportunity to own a residence that perfectly balances sophisticated upgrades with the warmth of a true family sanctuary. Nestled within a tranquil cul-de-sac in the popular Chaparral Lake community, this home occupies a premier position just moments from the scenic ridge paths and breathtaking bluff vistas. From the moment you arrive, the pride of ownership is evident, highlighted by a new hail-resistant 20-year roof installed in 2021 and the modern convenience of an app-controlled Smart Garage door opener added in October 2025. As soon as you walk in, you’ll notice how bright and open the whole home feels—the rooms are spacious, with plenty of breathing room for everyone in the family. The main level features a versatile executive den tucked behind elegant French doors, serving as a quiet sanctuary for remote work or a dedicated play zone. The culinary hub is a chef’s delight, boasting granite surfaces, sleek stainless steel appliances, and a high-performance gas range with an electric oven. The entire main floor is bathed in a soft glow from newly integrated recessed ceiling lighting, a theme that continues throughout the home. Even the utilitarian spaces have been elevated, including a recently overhauled laundry room with designer tiled flooring and a brand-new high-efficiency laundry set. The second floor is a masterclass in functional design, featuring a unique double bonus room configuration that offers a massive entertainment loft alongside a dedicated flex area. The expansive primary retreat includes a huge walk-in closet and a revitalized five-piece ensuite showcasing new quartz countertops and custom tile work. No detail was spared in the recent update of the main bathroom, which now features a stunning walnut vanity, quartz counters, contemporary black fixtures, and fresh tile flooring. Downstairs,

enjoy the fully developed and permitted basement that feels like a natural extension of the upper floors. This lower level includes a spacious bedroom, a massive recreation area, and ample storage, complemented by a professionally renovated bathroom featuring modern LVP flooring and sleek vinyl shower panels. Step outside to your private backyard oasis, designed for four-season enjoyment with an elegant deck and patio leading to a premium hot tub that is only two years old and meticulously maintained. Living in Chaparral offers a premier lifestyle with full lake privileges for year-round boating, fishing, and skating. With the ridge paths, children's parks, and boutique shopping just a short stroll away, this home represents a rare intersection of luxury, location, and longevity. This is more than a move; it is a significant upgrade to your quality of life.