



**88 Chaparral Ridge Terrace SE
Calgary, Alberta**

MLS # A2315826



\$440,000

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|------------------|--|---------------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,303 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Few Trees, Landscaped | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 450 |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Chandelier, Laminate Counters, Open Floorplan, Pantry | | |

Inclusions: Window Rods and Window Blinds, Central Vacuum

Welcome to your "I am Home" feeling. A wonderful Corner lot Townhome that speaks pride of ownership. It has a welcoming living and kitchen space designed to entertain. The kitchen is waiting for you to entertain your family and friends, a cook's or baker's dream. Your kitchen is meant to entertain with functionality that will last through time. After dinner, take your relaxation to your patio for that fresh airy and garden's refuge. This home has 3 bedrooms and 2.5 bathrooms with a second-floor family room, perfect for you to enjoy. It has a single attached garage with additional driveway space. Every corner of your home has a purpose that complements your lifestyle. Your corner lot home has plenty of windows that invites natural lights that brightens your day. The backyard, trees, and frontage curb appeal are welcoming. What are you waiting for! 88 Chaparral Ridge Way SE is your "I AM HOME" Feeling that you have been searching for.