



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

176 Chaparral Ridge Circle SE
Calgary, Alberta

MLS # A2332122



\$577,777

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions:	N/A
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Open House Saturday August 1st, 2 pm to 4 pm! Your chance to own a detached move-in ready home in the quaint community of Chaparral has come! This one is steps to walking paths on the scenic Chaparral Valley, comes with a detached double garage and a finished basement, offering a total of 2,000 square feet of developed living space! Updates in the last few years include flooring, paint, quartz countertops in kitchen and bathrooms, light fixtures, sinks, faucets and toilets. Furnace and A/C installed in 2022, washer and dryer from 2025, dishwasher and hoodfan almost brand new. The living room has plenty of comfortable space, while the kitchen has a full pantry, an oversized island with double sink, and the dining area has an elevated ceiling with South-facing windows letting in an abundance natural light. The spacious sun-filled yard is also South-facing, and there is a back lane creating privacy and space from the back neighbours. Upstairs are three bedrooms and a full bathroom, with the primary suite having its own ensuite and walk-in closet. The finished basement has an open recreation room and storage room with laundry. Live in convenience with close proximity to major roadways such as MacLeod, Stoney and Deerfoot Trails, as well as Fish Creek Provincial Park and Chaparral Lake. Don't miss this exceptional opportunity!