



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 Chaparral Ridge Terrace SE
Calgary, Alberta

MLS # A2332528



\$412,000

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to 40 Chaparral Ridge Terrace SE, an exceptional 2 BEDROOM PLUS BONUS ROOM CORNER UNIT tucked away on a quiet street in the highly sought-after community of Chaparral. Thoughtfully designed with comfort, functionality, and everyday living in mind, this beautifully maintained home offers a spacious layout and generous living areas ideal for growing families, entertaining guests, or simply enjoying life at home. Recent renovations, including new flooring, countertops, appliances, and fresh paint, provide a modern, move-in-ready feel while enhancing both style and functionality throughout the home. From the moment you step inside, you are welcomed by a bright and inviting foyer that opens into a well-planned main floor filled with natural light. Large windows create an airy atmosphere throughout the home, while the open-concept design allows each space to flow effortlessly into the next. The spacious living room provides a warm and comfortable gathering place centred around a cozy fireplace, making it the perfect setting for relaxing evenings or hosting family and friends. The beautifully refreshed kitchen is designed to meet the needs of both everyday living and entertaining. Featuring updated countertops, newer appliances, ample cabinetry, generous workspace, and a functional layout, it offers everything needed for effortless meal preparation. The central island provides additional prep space and casual seating, while the adjoining dining area offers plenty of room for family dinners and holiday celebrations, creating an inviting space for both everyday living and special occasions. Upstairs, the home continues to impress with well-appointed bedrooms that provide comfort and privacy for every member of the family. The spacious primary suite serves as a relaxing retreat, complete with a walk-in closet and a private ensuite

bathroom designed for everyday convenience. The second bedroom is generously sized, while the versatile bonus room provides the flexibility to serve as a family room, children's play area, home office, or could easily be converted into a third bedroom if desired. A full bathroom completes the upper level. The unfinished basement provides an excellent opportunity to create additional living space tailored to your needs. Whether you envision a recreation room, home gym, media space, additional bedrooms, or extra storage, this level offers outstanding potential to add value while customizing the home to suit your lifestyle for years to come. Living in Chaparral means enjoying a welcoming, family-oriented community with beautiful parks, playgrounds, scenic walking pathways, excellent schools, shopping, restaurants, and convenient access to Stoney Trail, Macleod Trail, Fish Creek Provincial Park, and the Bow River pathway system. With an abundance of nearby amenities and outdoor recreation, Chaparral offers the perfect balance of convenience, nature, and community, making it an exceptional place to call home. Book your private showing today!