



GRASSROOTS
REALTY GROUP

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180 Chaparral Ridge Circle SE
Calgary, Alberta

MLS # A2350026

\$578,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,345 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, Few Trees, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home		

Inclusions: N/A

Welcome Home to 180 Chaparral Ridge Circle SE! Discover the perfect blend of comfort, space, and location in this beautifully maintained 3-bedroom, 2.5-bathroom home offering 1,345 sq. ft. of inviting living space in the desirable community of Chaparral Ridge. The main floor welcomes you with a bright, spacious living room that flows into the dining area and well-equipped kitchen, featuring ample cabinetry and counter space, built-in oven, dishwasher, refrigerator, countertop stove, and hood fan. Beautiful hardwood flooring runs throughout the main and upper levels, with a convenient half bath completing the main floor. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a 4-piece ensuite, plus a second 4-piece bathroom. The fully developed basement offers a generous recreation room, laundry area, abundant storage, and a secure storage room. Step outside to your sunny south-facing backyard oasis, complete with a beautiful deck, mature trees, private garden. The roof was replaced 3 years ago, and the furnace and hot water tank have been well maintained. This home is close to shopping, the Bow River and all the bike and walking trails. With easy access to Fish Creek Park, Blue Devil Golf Club, and fast access to Macleod Trail, Deerfoot Trail and Stoney Trail Chaparral Ridge is your ideal community and 180 Chaparral Ridge Circle is the home for you! Book your private showing today!