

398 Chaparral Ridge Circle SE  
Calgary, Alberta

MLS # A2257329



**\$795,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Irregular		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully maintained 2-storey detached home in the highly desirable community of Chaparral, offering over 2,600 sq. ft. of living space. The bright and inviting main floor features a spacious living room, dining area, and a well-appointed kitchen with pantry, opening onto a private deck—perfect for outdoor entertaining and relaxation. Upstairs you’ll find three generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms each include walk-in closets and share a convenient Jack & Jill bathroom. A versatile den/bedroom provides the perfect space for a home office or nursery. The fully finished basement adds even more living space with a fourth bedroom, large family room, recreation area, full bathroom, and ample storage. Outside, this home offers both a double front attached garage and a single detached garage with paved alley access—ideal for extra parking, storage, or workshop use. ?? Location Highlights: Situated on a quiet street, just steps from the ridge with breathtaking views, a short walk to Fish Creek Park, and close to shopping, schools, parks, groceries, and quick access to Stoney Trail & Macleod Trail. ? With pride of ownership throughout, this move-in ready home truly has it all. Don’t miss your chance—book your private showing today!