



THE
A-TEAM

**RE/MAX
FIRST**

475 CHAPARRAL RIDGE Circle, Calgary T2X 3Y1

MLS®#: **A2158969**

Area: **Chaparral**

Listing Date: **08/19/24**

List Price: **\$745,000**

Status: **Active**

County: **Calgary**

Change: **+\$15k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **2,099**
Low Sqft:
Ttl Sqft: **2,099**

Lot Information

Lot Sz Ar: **3,993 sqft**
Lot Shape:

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot**
Park Feat: **Additional Parking,Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 17`2"
Kitchen	Main	12`5" x 14`2"
2pc Bathroom	Main	3`2" x 6`8"
Bedroom - Primary	Second	13`10" x 15`4"
5pc Bathroom	Second	13`3" x 9`9"
Bedroom	Second	10`0" x 9`11"
3pc Bathroom	Basement	5`5" x 11`0"

Room	Level	Dimensions
Office	Main	9`8" x 11`7"
Dining Room	Main	12`5" x 9`8"
Bonus Room	Second	16`0" x 13`0"
Game Room	Basement	23`10" x 19`1"
Bedroom	Second	10`1" x 12`5"
4pc Bathroom	Second	9`11" x 5`0"
Bedroom	Basement	11`4" x 10`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-1N

Legal Desc:

0511496

Remarks

Pub Rmks: **MOST AFFORDABLE DETACHED Bi-Level CHAPARRAL| RECENTLY UPDATED | MODERN TECHNOLOGY WITH GOGGLE NEST + ENERGY SAVING LEDS THROUGHOUT | SPECTACULAR RIDGE LOCATION | SOUTH-FACING BACKYARD OASIS | CENTRAL AIR | OVER 2000 SQ FT | FLEXIBLE POSSESSION| P Welcome to your own SOUTH-FACING BACKYARD Oasis! This stunning home boasts an inviting main floor with a charming DEN, a spacious kitchen featuring Stone countertops, STAINLESS steel appliances, and a center island. The living area is bathed in natural light, showcasing a double-sided fireplace and a generous eating area surrounded by windows that offer breathtaking views of the serene RAVINE, ensuring privacy with no rear neighbors! The upper floor is a comfy retreat spanning just over 1100 sq ft, highlighted by a large bonus room complete with convenient UPPER LAUNDRY ROOM for added functionality! The 2nd and 3rd bedrooms are generously sized, offering ample space for relaxation and personalization. The primary bedroom is a true sanctuary, featuring a large south-facing window overlooking the ravine, a spacious WALK-IN CLOSET, and a luxurious 5-piece en suite with brand new vanities. Located in a prime setting with walking paths leading to Fish Creek Park and Sikome Lake, this home offers easy access to public transportation and nearby schools, making it the perfect blend of convenience and tranquility. Don't miss out on this incredible opportunity - schedule your showing today and experience the beauty and comfort this home has to offer!**

Inclusions: n/a
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









