



THE
A-TEAM

**RE/MAX
FIRST**

228 CHAPARRAL RIDGE Circle, Calgary T2X 3M6

MLS®#: **A2186645**

Area: **Chaparral**

Listing **01/10/25**

List Price: **\$649,988**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 18-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,534**
Low Sqft:
Ttl Sqft: **1,534**

DOM

22
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,056 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Environmental Reserve,Lawn,Low Maintenance
Landscape,Landscaped,Level,Rectangular Lot,Treed
Parking Pad**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`3" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	12`6" x 15`8"
Bedroom - Primary	Upper	13`8" x 12`9"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Basement	9`8" x 11`9"
Flex Space	Basement	8`4" x 7`11"

Room	Level	Dimensions
Dinette	Main	9`4" x 13`0"
Dining Room	Main	8`4" x 10`11"
Bedroom - Primary	Upper	12`3" x 12`9"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Basement	11`11" x 12`6"
Flex Space	Basement	11`6" x 13`9"
Flex Space	Basement	0`0" x 0`0"

3pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9711895

Zoning:
R-G

Remarks

Pub Rmks:

This 4 bd/4bath home with over 2300 square feet of developed living area features Two Primary bedrooms upstairs, each with their own 4 piece Ensuite, plus two more bedrooms below. This home is the perfect option for multigenerational families or those who prefer privacy. Perfectly located across the street from the serene reserve with paved walking paths, the home is minutes away from a dog park, shopping, Fish Creek Park, golf and Stony Trail for convenient access to City amenities. The original owners have lovingly upgraded the home with new RENOVATIONS including basement development, new carpet throughout, vinyl plank on main, baseboards, casing, paint and hot water tank. The ROOF was replaced in 2021 and upgraded with Gutter Guard to keep your eavestroughs clean and even the popcorn interior ceilings have been updated. The MAIN level proudly showcases the formal dining room with soaring 17foot high ceilings and sunny skylight. The living area features a gas fireplace and the wonderfully spacious kitchen beams with natural LIGHT from the South and West windows looking into the yard. There is plenty of room to add an island and it also features a convenient servery to the dining area. An oversized family eating nook that could easily fit a farm table is open to the kitchen looks out onto the West yard with deck access. It's perfect for hosting large groups. The UPPER level boasts TWO primary suites, each with a private 4 piece Ensuite and walk-in closets. The front bedroom reveals a full length balcony surrounded by the spring blossoms to enjoy the ravine views with your morning coffee. This level also includes the laundry area. The LOWER level features all NEW development including a 3 pce bath, two bedrooms and several flex areas for your office or hobbies. The West treed yard is fenced and features parking pads for a future garage plus RV storage. Chaparral is a beautiful and desirable community offering a perfect blend of suburban tranquility and natural beauty with convenient access to city amenities, making it a great choice for families, professionals, and retirees alike. Call to view today.

Inclusions:
Property Listed By:

Shed
RE/MAX Real Estate (Central)

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











