



THE
A-TEAM

**RE/MAX
FIRST**

504 CHAPARRAL RIDGE Circle, Calgary T2X3Y1

MLS®#: **A2196701**

Area: **Chaparral**

Listing Date: **02/27/25**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,466 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

1

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **0511496**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 504 Chaparral Ridge Circle - a beautifully maintained 3-bedroom, 2.5-bath home in the desirable neighborhood of Chaparral. This charming home is**

highlighted by great curb appeal which shines in the evening with brand new exterior Allure Lighting. This home features a Double Attached Garage and is move-in ready! The main floor boasts an open floor plan with 9' ceilings, perfect for both everyday living and entertaining. The updated kitchen is highlighted by modern finishes, new Stainless Steel appliances, a corner pantry, and fresh paint throughout. Cozy up next to your gas fireplace in the spacious living room, which is flooded with natural light from the large windows over the dining area. Upstairs, you'll find the large Primary Bedroom complete with a walk-in closet and ensuite for your own personal retreat, as well as two generously sized bedrooms and an additional 4-piece bathroom. The fully finished basement offers extra living space, ideal for a second family room, home office, or recreation area. The laundry room (with a new washer/dryer) and a great flex space for additional storage or workout room, can also be found on the lower level. Lastly, step outside to the fully fenced yard, where you can enjoy outdoor gatherings on the beautifully updated cedar deck with privacy walls (2024) and natural gas hookups for your BBQ and outdoor fireplace. This home also features a new roof (2022) and Air Conditioning (2022). Conveniently located with easy access to Stoney Trail, and close to shopping, schools, and amenities - this home truly has it all. Don't miss your opportunity to own this fantastic property!

Inclusions:
Property Listed By:

Alarm System, Nest Thermostat & Attachments
The Real Estate District

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







