

# \$739,000 - 475 Chaparral Ridge Circle Se, Calgary

MLS® #A2197958

**\$739,000**

5 Bedroom, 4.00 Bathroom, 2,073 sqft  
Residential on 0.09 Acres

Chaparral, Calgary, Alberta

Imagine waking up on a quiet Sunday morning, stepping into the south-facing backyard with no obstructed view but a few towering trees along the ridge, after a brief coffee time on the deck enjoying the morning breeze, opening your fence door and joining your partner or a friendly neighbour for a refreshing morning quick walk along the trail - this charming house brings your vision to reality. This modern home boasts 2,843+ living space with a spacious family room on the main floor with a cozy double-sided gas fireplace, all new light fixtures, stainless steel appliances, a beautiful kitchen island, a 12'11 by 17'11 bonus room & a well-designed laundry room on the upper level with a spacious master bedroom with 5-piece en-suite beside 2 generously-sized bedrooms. Stepping into the basement, you would be enchanted by the 23'10 by 16'2 recreation area in addition to a brand new wet bar, a 3-piece bathroom and another bedroom introducing ample space and versatile designs for your guest entertainment and family gathering needs. Planning to add a legal basement suite for potential rental income (up to City Approval)? This layout provides a customizable design and cost-effective solutions. Don't wait till it's gone - schedule viewing now and seize this amazing opportunity to call this home Your Very Own sanctuary!

Built in 2005



## Essential Information

MLS® #	A2197958
Price	\$739,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,073
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	475 Chaparral Ridge Circle Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Y1

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Smart Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Refrigerator, See Remarks, Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Private, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	48
Zoning	R-G

## Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.