RE/MAX GRANDE PRAIRIE

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43 Chaparral Ridge Terrace SE Calgary, Alberta

MLS # A2207662

$449,900

Division:	Chaparral		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,260 sq.ft.	**Age:**	1998 (27 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 405
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Dry Bar, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

** Open House, Sat, April 19 , 3-5pm ** Discover the perfect blend of comfort and convenience in this inviting Chaparral Estates townhome. Step into a space where warm, natural light illuminates beautiful hardwood floors and elegant granite countertops, creating an atmosphere of cozy charm. The heart of the home, a well-appointed kitchen, boasts gleaming stainless steel appliances and ample space for your inner chef. Entertaining is effortless in the open-concept living and dining areas, where a corner gas fireplace adds a touch of warmth on cooler days. Upstairs, two spacious bedrooms offer peaceful retreats, with the primary bedroom featuring a walk-in closet and access to a well-appointed 4-piece bathroom. A versatile bonus room provides flexibility for a home office, media room, or play area. The fully finished basement offers over 500 sq ft of additional living space. Imagine movie nights, game days, or home gym – the possibilities are endless. Extend your living space outdoors with a private rear yard, designed for zero-maintenance enjoyment. An attached single garage provides secure parking and storage, adding to the convenience of this lock-and-leave lifestyle. Situated in the desirable Chaparral Estates, this townhome offers easy access to Stoney Trail, a wealth of amenities, scenic walking paths, and reputable schools. This is more than just a home; it's your haven of comfort and convenience, perfect for a low-maintenance lifestyle without sacrificing space or style.

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