# \$795,000 - 398 Chaparral Ridge Circle Se, Calgary

MLS® #A2257329

# \$795,000

4 Bedroom, 4.00 Bathroom, 1,959 sqft Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Welcome to this beautifully maintained 2-storey detached home in the highly desirable community of Chaparral, offering over 2,600 sq. ft. of living space.

The bright and inviting main floor features a spacious living room, dining area, and a well-appointed kitchen with pantry, opening onto a private deckâ€"perfect for outdoor entertaining and relaxation.

Upstairs you'II find three generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms each include walk-in closets and share a convenient Jack & Jill bathroom. A versatile den/bedroom provides the perfect space for a home office or nursery. The fully finished basement adds even more living space with a fourth bedroom, large family room, recreation area, full bathroom, and ample storage.

Outside, this home offers both a double front attached garage and a single detached garage with paved alley accessâ€"ideal for extra parking, storage, or workshop use.

?? Location Highlights: Situated on a quiet street, just steps from the ridge with breathtaking views, a short walk to Fish Creek Park, and close to shopping, schools, parks, groceries, and quick access to Stoney Trail & Macleod Trail.

? With pride of ownership throughout, this move-in ready home truly has it all. Don't miss your chanceâ€"book your private showing today!







### **Essential Information**

MLS® # A2257329 Price \$795,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,959 Acres 0.11

Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 398 Chaparral Ridge Circle Se

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3Y1

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Single Garage Detached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Pantry,

Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Gas
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Dog Run, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard,

Irregular Lot, Landscaped, Lawn, Street Lighting

Roof Asphalt Shingle

Construction Aluminum Siding, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 45

Zoning R-G

# **Listing Details**

Listing Office CIR 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.