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97 Chaparral Ridge Terrace SE Calgary, Alberta

MLS # A2218416



\$435,900

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|-----------|------------------------|--------|-------------------|
| Division: | Chaparral | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,268 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 404 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: NA

Bright & Open Layout: The home offers a spacious and inviting layout of an east direction brightly sun kissed living room and open layout, with beautifully appointed high grade "Mirage" engineered hardwood floors throughout the main floor that flows gracefully into the main floor powder room complete with a very well maintained cultured marble sink and an upgraded elongated Santa Rosa toilet with comfort height of 16-17 "Cozy Gas Fireplace: The main floor features a cozy electric gas fireplace in the living room, seamlessly flowing into the dining area & kitchen. Well-Equipped Kitchen: New Microwave-01/25, a large corner pantry & a spice rack on the interior door, breakfast bar, & generous classic white cabinetry. Large Master Bedroom: Leading up the stairs, the heavy plush carpet with 10lb chip foam underlay will take you into an exceptionally large master bedroom with an organizer walk-in closet with extra overhead shelving & cheater ensuite that includes an oasis of a luxury "soaker tub, cultured marble sink & an upgraded elongated Santa Rosa Kohler toilet with a comfort height of 16-17 ". Exiting the master bdrm, a wide hallway is met with a linen closet with extra overhead shelving & a door rack for Knick-knacks or medicine cabinet. Versatile Den/Loft Area: A second generously sized bedroom & the versatile loft area provides flexibility for a home office, media room, or play area. Lovely Patio Area: The home boasts a lovely & a private patio area with no neighbors directly behind, perfect for entertaining or enjoying peaceful outdoor moments. Finished Basement: The basement is fully finished by the original builder with a bedroom, a bonus room with endless possibilities of movie nights, game days, home gym, or a musical studio. A full-sized bathroom complete with a cultured marble sink, recently upgraded (August 24)

elongated Santa Rosa Kohler toilet with a comfort height of 16-17" . Semi crawl space storage under the basement stairwell is generously welcoming especially when used with the 48" & 36" chrome shelving. The mechanical room houses the washer /dryer & an upgraded hot water tank with extra shelving & storage offering almost 500 sq ft of additional living space. Attached Single Garage: insulated providing unfrosted windshield/warmth during winters, secure parking, ample shoe rack space & overhead storage. Community-Focused Lifestyle: Located in a sought-after, well-managed pet-friendly complex with low turnover & low condo fees. Convenient Location: Close to schools, shopping, restaurants, public transit, Fish Creek Park, golf course, Sikome Lake, Bow River & much more! With plenty of visitor parking. This townhome is more than just a home; it's a haven of sanctuary, comfort, peace & convenience with Zen energies & vibrations. Perfect for a low-maintenance lifestyle without sacrificing space or style. This pet-friendly complex is ready for you to move in & enjoy! Note: Basement was developed by the Builder, Hot water Tank is 2 years old.