

93 Chaparral Ridge Terrace SE Calgary, Alberta

MLS # A2246064



\$418,000

Division:	Chaparral		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Off Street, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to your next chapter in Chaparral—where comfort meets convenience in this 4-bedroom, 3.5-bath bare land condo/townhome. Freshly painted inside and out, this move-in-ready gem is perfect for families, professionals, or savvy investors. Step inside to discover a thoughtfully designed layout featuring a welcoming gas fireplace—ideal for curling up on quiet evenings. The modern kitchen, complete with stainless-steel appliances, makes entertaining a breeze. The finished and permitted basement adds flexibility, offering a private space for guests. A single attached garage provides secure parking and extra storage. Outside, nature is just steps away. Take a stroll to the Ridge for breathtaking views, or spend weekends exploring Sikome Lake and Fish Creek Park. Recent exterior upgrades—including new shingles, siding, and vinyl fencing. Additional highlights include a compliant RPR, a hot water tank replaced in 2023, access to public, Catholic, and private schools, and nearby shopping at Chaparral Village and Gates of Walden. This is more than a home—it's a lifestyle. Book your showing today and experience all that Chaparral has to offer.