# \$599,900 - 12 Chaparral Ridge Circle Se, Calgary

MLS® #A2227396

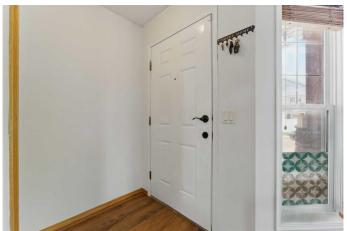
## \$599,900

4 Bedroom, 4.00 Bathroom, 1,370 sqft Residential on 0.07 Acres

Chaparral, Calgary, Alberta

Welcome to this exceptional 4-bedroom, 3.5-bathroom home nestled on a guiet, family-friendly street in the heart of Chaparral Ridge. Combining comfort, flexibility, and rare features, this fully developed two-storey offers over 1,900 sq.ft. of living space and is ideal for families, professionals, or investors seeking turn-key income potential. The bright and open main floor features new flooring, fresh paint, and an inviting layout perfect for everyday living or entertaining. The upgraded kitchen is a highlight with epoxy countertops, ceiling-height cabinetry, and a generous dining space with direct access to a large deck and fully fenced backyard. A main-floor laundry area and 2-piece powder room add everyday convenience. Upstairs, the one-of-a-kind primary suite includes a walk-in closet, private sitting/lounge area, 4-piece ensuite, and an open loftâ€"ideal for a home office, reading nook, or creative space. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement features a self-contained illegal suite with separate entry, full kitchen, 4-piece bathroom, large bedroom, spacious rec area, and its own laundryâ€"perfect for multi-generational living, guest accommodation, or rental income. Car enthusiasts, hobbyists, or tradespeople will love the heated double detached garage, complete with built-in shelving and a workbench, Additional upgrades and features include: Dual laundry (main + basement),







Central air conditioning, Newer roof, Newer furnace, Landscaped yard with deck and rear alley access. Located just minutes from Fish Creek Park, Sikome Lake, schools, playgrounds, major commuter routes and strip mall. This home offers the perfect blend of nature, convenience, and community.

#### Built in 1998

#### **Essential Information**

MLS® # A2227396 Price \$599,900

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 1,370 Acres 0.07 Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

# **Community Information**

Address 12 Chaparral Ridge Circle Se

Subdivision Chaparral
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3K2

### **Amenities**

Parking Spaces 3

Parking Alley Access, Double Garage Detached, Heated Garage

# of Garages 2

#### Interior

Interior Features No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 3rd, 2025

Days on Market 14
Zoning R-G

# **Listing Details**

Listing Office eXp Realty

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