

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

MLS® #A2227396

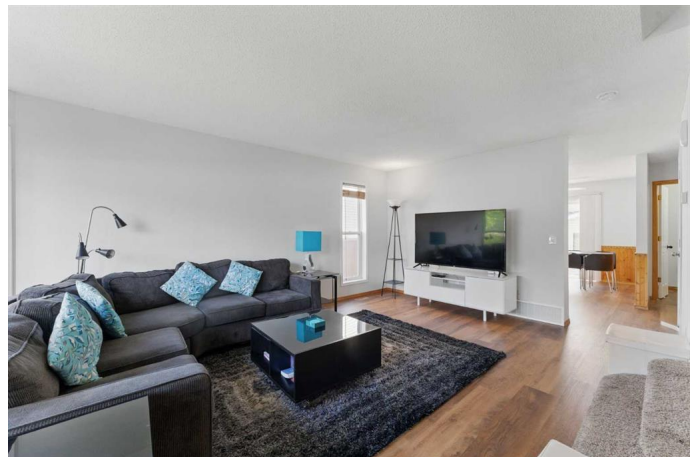
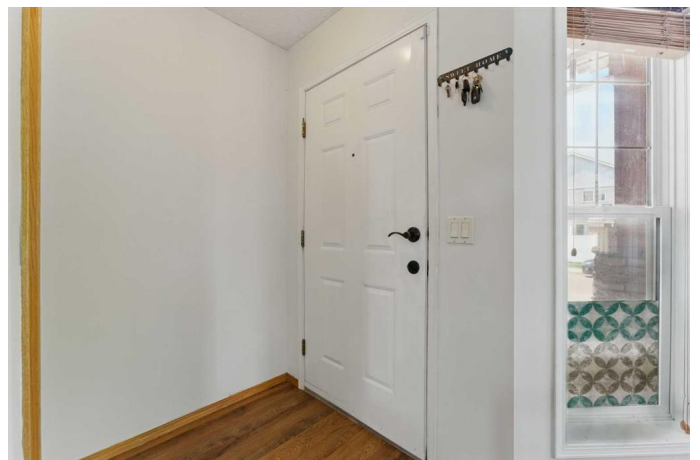
**\$599,900**

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 quiet, 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 loft—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 laundry—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	9
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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