

## 43 Chaparral Ridge Terrace SE Calgary, Alberta

**MLS # A2207662**



# \$449,900

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Dry Bar, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\* Open House, Sunday, April 27, 11-1pm \*\*** Discover the perfect blend of comfort and convenience in this inviting Chaparral Estates townhome. Step into a space where warm, natural light illuminates beautiful hardwood floors and elegant granite countertops, creating an atmosphere of cozy charm. The heart of the home, a well-appointed kitchen, boasts gleaming stainless steel appliances and ample space for your inner chef. Entertaining is effortless in the open-concept living and dining areas, where a corner gas fireplace adds a touch of warmth on cooler days. Upstairs, two spacious bedrooms offer peaceful retreats, with the primary bedroom featuring a walk-in closet and access to a well-appointed 4-piece bathroom. A versatile bonus room provides flexibility for a home office, media room, or play area. The fully finished basement offers over 500 sq ft of additional living space. Imagine movie nights, game days, or home gym &ndash; the possibilities are endless. Extend your living space outdoors with a private rear yard, designed for zero-maintenance enjoyment. An attached single garage provides secure parking and storage, adding to the convenience of this lock-and-leave lifestyle. Situated in the desirable Chaparral Estates, this townhome offers easy access to Stoney Trail, a wealth of amenities, scenic walking paths, and reputable schools.&nbsp; This is more than just a home; it's your haven of comfort and convenience, perfect for a low-maintenance lifestyle without sacrificing space or style.