

# \$639,900 - 284 Chaparral Ridge Circle Se, Calgary

MLS® #A2206205

**\$639,900**

3 Bedroom, 4.00 Bathroom, 1,383 sqft  
Residential on 0.08 Acres

Chaparral, Calgary, Alberta

NO FRONT NEIGHBOR – OFFERING AMAZING VIEWS. Welcome to 284 Chaparral Ridge Circle, a beautifully updated home perched along the scenic Chaparral Ridge with unobstructed views and an abundance of natural light. Recent upgrades, including newer roof shingles, updated windows, a new hot water tank, Central AC, and enhanced outdoor spaces with a new north fence and deck railings, ensure both style and durability. The front entrance welcomes guests with a spacious layout and a built-in seating area, leading into the heart of the home where a striking gas fireplace, framed by a rich wood mantle, serves as the perfect focal point. Luxury laminate flooring and a sophisticated palette of contemporary paint colors create a warm and inviting ambiance throughout. The kitchen is both stylish and functional, featuring crisp white cabinetry, a central island, and vaulted ceilings that enhance the airy feel of the breakfast nook. Wake up to breathtaking sunrise views from the serene primary suite, complete with a walk-in closet and a beautifully modern ensuite bath. The upper floor is completed with two additional bedrooms and a secondary bathroom. The fully finished lower level extends the home’s livable space, offering a three-piece bath and endless possibilities for relaxation or entertaining. The backyard is designed for outdoor enjoyment, featuring a gas line to the back deck for easy BBQing. Perfectly positioned in a prime location, this home is a true sanctuary where



modern comfort meets natural beauty.

Built in 1998

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206205    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,383       |
| Acres          | 0.08        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 284 Chaparral Ridge Circle Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3L1                       |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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