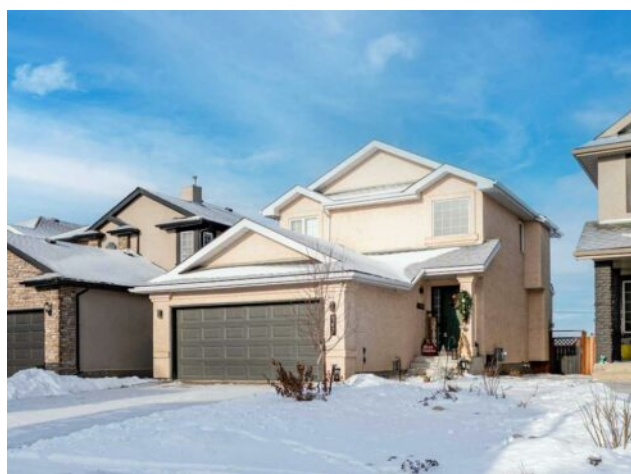


147 Chaparral Ridge Circle SE  
Calgary, Alberta

MLS # A2275948



**\$629,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Private, Rectar		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Open Floorplan, Pantry, Stone Counters, Storage		

**Inclusions:** Bose home theatre, water softener, central vac and attachments

Welcome to 147 Chaparral Ridge Circle SE, a beautifully maintained and tastefully updated home backing directly onto green space in one of Chaparral's most desirable ridge locations. With no rear neighbours, this property offers a rare combination of privacy, functionality, and long term livability. Inside, the home features a warm, inviting atmosphere enhanced by natural light, updated lighting, and cohesive finishes throughout. The fully renovated kitchen anchors the main level and offers newer stainless steel appliances, ample cabinetry, and a dedicated pantry designed for both everyday living and entertaining. Luxury vinyl plank flooring throughout the main and upper levels provides a durable, seamless finish. A convenient powder room and a well organized laundry room with additional storage complete the main floor. Upstairs, you will find two generously sized bedrooms, a four piece main bathroom, and a comfortable primary suite with a walk in closet and private four piece ensuite, creating a calm and functional retreat. The fully developed basement adds exceptional versatility with a spacious recreation room featuring a cozy gas fireplace and a home theatre setup with included Bose speakers, ideal for movie nights or entertaining. A flexible bonus room offers space for a home office, gym, or hobby area, while the additional three piece bathroom makes the lower level well suited for guests or extended living. Outside, the backyard deck with pergola backs directly onto green space, offering impressive privacy and a peaceful setting for morning coffee or evening gatherings. Permanent Govee exterior lighting creates a perfect holiday ambiance. Located minutes from Stoney Trail, with easy access across the city and close proximity to Fish Creek Park and Sikome Lake, this home is also near schools, shopping, and everyday amenities, delivering on

lifestyle, convenience, and long term value. Book your showing today to experience this exceptional ridge property in person.