

# \$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	6
Zoning	R-G

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.