

# \$665,000 - 260 Chaparral Ridge Circle Se, Calgary

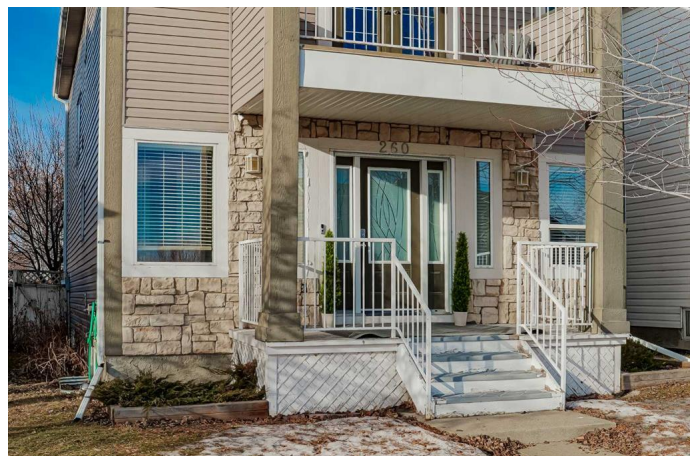
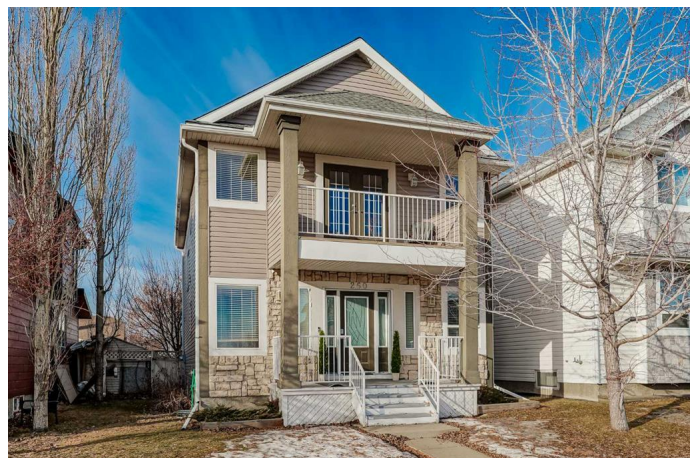
MLS® #A2207754

**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,822 sqft  
Residential on 0.08 Acres

Chaparral, Calgary, Alberta

Experience the perfect blend of MODERN ELEGANCE and breathtaking natural beauty in this fully renovated home, perched on the RIDGE in CHAPARRAL. With over 2,700 sq. ft. of beautifully finished living space, STUNNING RAVINE VIEWS, and a sun-drenched SOUTHWEST FACING BACKYARD. This home is an absolute must-see! From the moment you arrive, youâ€™ll be captivated by its charming curb appealâ€”a welcoming FRONT PORCH and an UPPER BALCONY create an inviting first impression. Step inside, and youâ€™re greeted by a bright and OPEN FLOOR PLAN, where expansive windows flood the space with natural light. The SPACIOUS LIVING ROOM features a cozy GAS FIREPLACE with an elegant mantle, making it the perfect spot to relax and unwind. The CHEF-INSPIRED KITCHEN is both stylish and functional, offering espresso-stained cabinetry, sleek stainless steel appliances, designer GRANITE COUNTERTOPS, a striking tile backsplash, a large CENTRE ISLAND, and a walk-in CORNER PANTRY. Designed for both casual family meals and elegant entertaining, the kitchen flows seamlessly into the generous dining area, which opens onto a PRIVATE BACK DECK with built-in privacy walls. A CONVENIENT LAUNDRY ROOM with front-loading washer and dryer and a 2-piece powder room complete the main level. Upstairs, retreat to your luxurious primary bedroom, where FRENCH DOORS lead to a



PRIVATE BALCONY overlooking the RAVINE—the perfect spot for your morning coffee or evening glass of wine. The room also boasts a WALK-IN CLOSET and a SPA-LIKE ENSUITE with a JETTED TUB and walk-in shower. Two additional well-appointed bedrooms and a full 4-piece bathroom provide ample space for family and guests. The FULLY FINISHED BASEMENT expands your living space with a spacious family/recreation room, a second GAS FIREPLACE , a FOURTH BEDROOM, and an additional 3-piece bathroom. Outside, the sunny southwest-facing backyard is a private oasis, FULLY FENCED and beautifully LANDSCAPED—perfect for summer barbecues and outdoor gatherings. A DOUBLE DETACHED GARAGE offers secure parking and extra storage. Nestled in one of Chaparral’s most desirable locations, with scenic walking trails, parks, top-rated schools, and fantastic amenities just steps away, this home is truly one-of-a-kind. Don’t miss your chance—schedule your private tour today!

Built in 1998

### Essential Information

MLS® #	A2207754
Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,822
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 260 Chaparral Ridge Circle Se  
Subdivision Chaparral  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2X 3M6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Living Room, Mantle  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, BBQ gas line, Garden, Private Entrance, Private Yard, Storage  
Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 2nd, 2025  
Days on Market 9

Zoning R-1N

## **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.