

# \$795,000 - 398 Chaparral Ridge Circle Se, Calgary

MLS® #A2257329

**\$795,000**

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Welcome to this beautifully maintained 2-storey detached home in the highly desirable community of Chaparral, offering over 2,600 sq. ft. of living space.

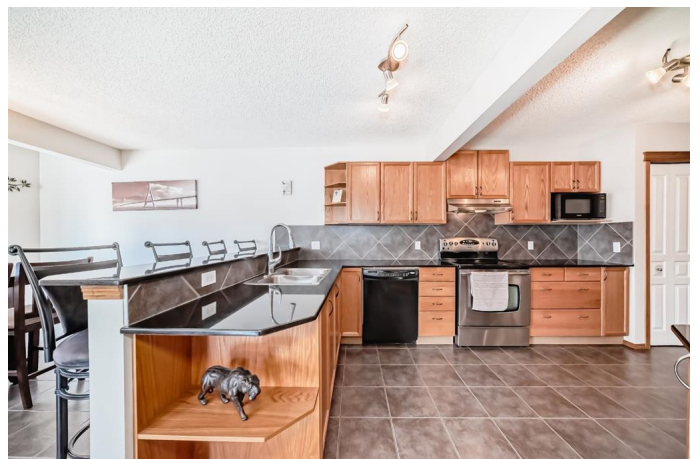
The bright and inviting main floor features a spacious living room, dining area, and a well-appointed kitchen with pantry, opening onto a private deck—perfect for outdoor entertaining and relaxation.

Upstairs you'll find three generous bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms each include walk-in closets and share a convenient Jack & Jill bathroom. A versatile den/bedroom provides the perfect space for a home office or nursery. The fully finished basement adds even more living space with a fourth bedroom, large family room, recreation area, full bathroom, and ample storage.

Outside, this home offers both a double front attached garage and a single detached garage with paved alley access—ideal for extra parking, storage, or workshop use.

?? Location Highlights: Situated on a quiet street, just steps from the ridge with breathtaking views, a short walk to Fish Creek Park, and close to shopping, schools, parks, groceries, and quick access to Stoney Trail & Macleod Trail.

? With pride of ownership throughout, this move-in ready home truly has it all. Don't miss your chance—book your private showing today!



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257329    |
| Price          | \$795,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,959       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 398 Chaparral Ridge Circle Se |
| Subdivision | Chaparral                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Y1                       |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Attached, Single Garage Detached |
| # of Garages   | 3                                              |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings        |
| Heating           | Fireplace(s), Forced Air                                                                                 |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 2                                                                                                        |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                                                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Aluminum Siding, Cement Fiber Board, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 62                   |
| Zoning         | R-G                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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