

12 Chaparral Ridge Circle SE  
Calgary, Alberta

MLS # A2227396



**\$599,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

<b>Inclusions:</b>	Basement Suite - Washer, Dryer, Range Hood, Refrigerator, Electric Stove		
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Welcome to this exceptional 4-bedroom, 3.5-bathroom home nestled on a quiet, family-friendly street in the heart of Chaparral Ridge. Combining comfort, flexibility, and rare features, this fully developed two-storey offers over 1,900 sq.ft. of living space and is ideal for families, professionals, or investors seeking turn-key income potential. The bright and open main floor features new flooring, fresh paint, and an inviting layout perfect for everyday living or entertaining. The upgraded kitchen is a highlight with epoxy countertops, ceiling-height cabinetry, and a generous dining space with direct access to a large deck and fully fenced backyard. A main-floor laundry area and 2-piece powder room add everyday convenience. Upstairs, the one-of-a-kind primary suite includes a walk-in closet, private sitting/lounge area, 4-piece ensuite, and an open loft—ideal for a home office, reading nook, or creative space. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement features a self-contained illegal suite with separate entry, full kitchen, 4-piece bathroom, large bedroom, spacious rec area, and its own laundry—perfect for multi-generational living, guest accommodation, or rental income. Car enthusiasts, hobbyists, or tradespeople will love the heated double detached garage, complete with built-in shelving and a workbench. Additional upgrades and features include: Dual laundry (main + basement), Central air conditioning, Newer roof, Newer furnace, Landscaped yard with deck and rear alley access. Located just minutes from Fish Creek Park, Sikome Lake, schools, playgrounds, major commuter routes and strip mall. This home offers the perfect blend of nature, convenience, and community.