



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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398 Chaparral Ridge Circle SE  
Calgary, Alberta

MLS # A2257329



\$795,000

|             |                                                                                                          |            |     |
|-------------|----------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Fireplace(s), Forced Air                                                                                 | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                          | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                           | LLD:       | -   |
| Exterior:   | Aluminum Siding , Cement Fiber Board, Wood Frame                                                         | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                          | Utilities: | -   |
| Features:   | Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Pantry, Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | NA                                                                                                       |            |     |

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!