

## 93 Chaparral Ridge Terrace SE Calgary, Alberta

**MLS # A2229572**



# \$450,000

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<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>	\$ 405
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Discover this freshly painted, 4-bedroom, 3.5-bath bare land condo/townhome, ideal for families, professionals, or investors. The permitted and finished basement offers a versatile service area, perfect for guests or as a bedroom rental area. Thoughtfully designed, it features ground-level heat registers for a consistently cozy temperature year-round. Unwind by the gas fireplace on quiet evenings or enjoy cooking with stainless-steel appliances in the modern kitchen when entertaining. The single attached garage provides secure parking and additional storage. Step outside and embrace nature with a short walk to the Ridge, where scenic views and outdoor adventures await. You'll also be close to Sikome Beach/ Lake, and Fish Creek Park, making it easy to enjoy Calgary's best outdoor spots. Recent upgrades include new shingles, siding, and vinyl fencing, ensuring a fresh exterior. Inside, the walls and trim have been freshly painted, offering a move-in-ready feel. Additional highlights include a compliant RPR and a hot water tank replaced in 2023 for peace of mind. Chaparral offers a variety of educational options, including public, Catholic, and private schools within the community. The community also enjoy nearby retail options such as Chaparral Village and the Gates of Walden shopping area, which feature grocery stores, dining, and essential services. Don't miss this incredible opportunity to own a home in a sought-after location—schedule your viewing today!