

**88 Chaparral Ridge Park SE**  
**Calgary, Alberta**

**MLS # A2255554**



**\$370,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral                    |               |                   |
| <b>Type:</b>     | Residential/Five Plus        |               |                   |
| <b>Style:</b>    | Bungalow                     |               |                   |
| <b>Size:</b>     | 957 sq.ft.                   | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Attached       |               |                   |
| <b>Lot Size:</b> | -                            |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |                                                                   |                   |         |
|--------------------|-------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                                                        | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Laminate                                                  | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | \$ 433  |
| <b>Basement:</b>   | None                                                              | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Frame                                                        | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows |                   |         |

**Inclusions:** n/a

We’re excited to present our newest listing, backing on to Chaparral Ridge and its scenic pathways. The south backing unit let’s all the sunlight in and with greenery and foliage behind as opposed to houses and cars, you won’t even feel like you’re in the city! Inside, discover an inviting open concept layout, featuring a spacious living room, cozy breakfast nook, and a modern kitchen with sleek cabinetry and stainless steel appliances. With two generously sized bedrooms, including a master retreat with a walk-in closet and direct access to the four-piece bathroom, this townhouse offers comfort and functionality. The second bedroom can serve as a guest room or home office, catering to your lifestyle needs. The laundry is tucked away in the bathroom for added efficiency, and acts as a nice buffer so you can’t hear it throughout the unit. Enjoy the luxury of a large single attached garage, providing ample storage space for all your belongings and outdoor gear. Ideally situated along the city pathway system, you also get easy access to Stoney Trail, local schools and numerous parks. This is a fabulous location for families and outdoor enthusiasts alike. You really have to see the place to understand how amazing it is, we’d love to accommodate your showing needs, get in here before it’s gone!