

# \$649,900 - 300 Chaparral Ridge Circle Se, Calgary

MLS® #A2226329

**\$649,900**

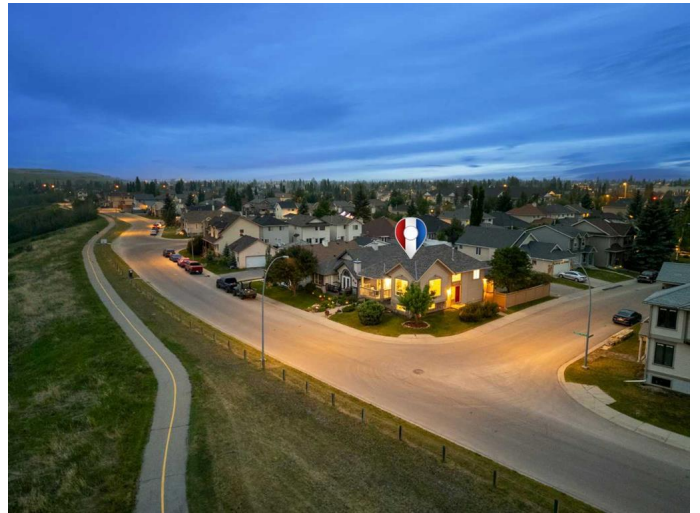
3 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.09 Acres

Chaparral, Calgary, Alberta

ON THE RIDGE | RIVER VIEWS | 22' x 26' HEATED GARAGE | 9' CEILINGS

Welcome to this exceptional custom-built bi-level home, perfectly perched on the ridge in Chaparral with breathtaking views of the Bow River and valley below. Step out your front door to a scenic walking path that connects directly to the extensive Bow River pathway system—ideal for morning walks or evening strolls. This beautifully maintained residence, cherished by its original owner, has been thoughtfully updated with fresh neutral paint, new trim, doors, hardware, lighting, and luxury vinyl plank flooring. The living and dining rooms are bathed in natural light, framed by large picture windows that capture the surrounding natural beauty. A cozy gas fireplace adds warmth and charm to the living area, while a front balcony off the dining room faces east, offering the perfect spot for morning coffee and sunrises over the ridge. The kitchen is both functional and stylish, with stainless steel appliances and ample cabinets and counter space for all your cooking needs. The king-sized primary bedroom features a walk-in closet and a full 4-piece ensuite. A second bedroom is conveniently serviced by a 3-piece bathroom with a fully tiled walk-in shower. Both the main floor and basement feature soaring 9' ceilings, enhancing the spacious feel throughout the home. Downstairs, the bright basement offers sunshine windows, a large family room with a



3-way fireplace, a rec area with bar, a third bedroom, and another 3-piece bathroom with a walk-in tiled shower. The smartly designed walk-up basement provides a separate entrance, ideal for multi-generational living. Situated on a desirable corner lot with no neighbours to the north, the private west-facing backyard is a peaceful oasis, complete with patio space, green space, and an oversized 22' x 26' detached garage that is insulated and heated—perfect for any hobbyist or additional storage. Other notable updates include new shingles and siding in 2023 and a new hot water tank in 2020. Enjoy all that Chaparral has to offer, including extensive parks and pathways, public and Catholic elementary schools, and proximity to the Bow River. With easy access to Stoney and Macleod Trail, you're minutes away from the Shawnessy shopping centre, YMCA, Landmark Cinemas, Home Depot, Canadian Tire, Walmart, and a wide array of restaurants and retail shops.

Built in 1997

**Essential Information**

MLS® #	A2226329
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,181
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	300 Chaparral Ridge Circle Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3L1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Rectangular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	35
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX First
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