

# **\$849,900 - 71 Chapman Green Se, Calgary**

MLS® #A2228145

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,526 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

Excellent location, Lake Community, Catholic Elementary School, Green Space, Playing Fields., Chapala Park. Fully finished 5 bedroom home is perfect for your family.. Expansive open-concept layout. offering over 3644 sq. ft. of generous living space. complemented by 9 ft. ceilings on main and lower level's ,hardwood floor, feature fireplace, walk-through pantry, laundry room with sink, oversize garage. Private setting siding on to a green space. .Upstairs the master retreat offers a huge double size walk-in closet and a luxurious 5 piece en-suite with skylight and isolated toilet. A spacious bonus room with large windows. Two more good size bedrooms on this level. Fully finished lower level with 2 more bedrooms, large entertainment area and a 4 piece bath. Sunny South facing rear yard has a huge deck with gazebo, gas line for BBQ , fully fenced, brick patio and a shed. Hot and cold outdoor faucets. Oversize double garage, , new roof in 2022, Prime location next to a park , a short walk to Sandy Beach. Easy access to main traffic route, resident/ and guest only private lake with clubhouse center. Less than 100 yds. away ist shopping and Tim's. Quite and private rear yard.

Built in 2007

## **Essential Information**

MLS® #                   A2228145

Price                     \$849,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,526
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	71 Chapman Green Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0E7

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	399
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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