

# \$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 | 20             |
| Zoning         | R-G            |
| HOA Fees       | 399            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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