

## 71 Chapman Green SE Calgary, Alberta

**MLS # A2228145**



**\$819,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,526 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Street Lighting, Treed, Views		

<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>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Garage refrigerator

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.