71 Chapman Green SE
Calgary, Alberta

MLS # A2228145

$819,900

Division:	Chaparral
Type:	Residential/House
Style:	2 Storey

Size:	2,526 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	5	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached, Oversized
Lot Size:	0.12 Acre
Lot Feat:	Street Lighting, Treed, Views

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features:	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.