

# \$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	5
Zoning	R-G
HOA Fees	399
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

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