



GRASSROOTS
REALTY GROUP

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71 Chapman Circle SE
Calgary, Alberta

MLS # A2241853



\$674,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		
Inclusions:	GemStone Lights		

Welcome to your perfect family home in the desirable lake community of Chaparral! Situated on a massive pie-shaped lot on a quiet, family-friendly street, this 4 bedroom, 3.5 bathroom home offers over 2,200 sq ft of sun-filled living space designed for comfort and connection. The bright, open-concept main floor features a south-facing layout flooded with natural light, a modern kitchen with upgraded stainless steel appliances, tile backsplash, large pantry, and plenty of cabinet space. Stay comfortable year-round with central A/C, a water softener, and a filtration system already in place! Step outside to your beautifully landscaped backyard, complete with a two-tier deck—perfect for BBQs, gatherings, or simply relaxing in the sun. Upstairs you’ll find a huge bonus room and 3 spacious bedrooms, including a primary suite with a walk-in closet, soaker tub, and stand-alone shower. The fully finished basement adds a 4th bedroom, rec/games room, full bath, and loads of storage. All this just steps from parks, schools, and the lake, with easy access to Stoney Trail and Deerfoot. This is the total package—style, space, and unbeatable value in Chaparral!