



**41 Chapman Close SE
Calgary, Alberta**

MLS # A2301600



\$664,900

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

Heating:	Fireplace(s), Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home		

Inclusions: TV Bracket in downstairs rec room

Nestled on a quiet, family-friendly street in the sought-after community of Chaparral, this impeccably maintained 2-storey detached home offers the perfect blend of modern upgrades and four-season outdoor fun. Imagine waking up in a home where every detail is already taken care of, from the new roof (2022) and fresh siding to the newer stainless steel appliances waiting for your morning coffee. This stunning 4-bedroom, 3.5-bathroom detached home in Chaparral is the ultimate family sanctuary. Picture cozy evenings by the gas fireplace in your open-concept living area, or hosting summer BBQs on your large cedar deck while the sun sets over your west-facing backyard. Between the Central AC, the front and back yard underground sprinklers, the fully developed basement, and the recently serviced furnace, humidifier and hot water tank, this home offers total peace of mind. But the real magic happens just steps outside your front door. You aren't just buying a house; you're gaining a lifestyle. Your "backyard" extends to the exclusive Chaparral Lake, where your weekends are filled with sandy beaches, swimming, paddle boarding, and tennis matches, or ice skating and fishing in the winter. With top tier schools nearby and effortless access to Stoney Trail, Deerfoot, Macleod Trail, South Campus Hospital, and shopping, you're perfectly connected to the city while feeling a world away. This is the low-maintenance, high-adventure life your family has been waiting for!