



**28 Chapman Court SE  
Calgary, Alberta**

**MLS # A2303471**



**\$767,500**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,891 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, WaterSense Fixture(s), Wet Bar		
<b>Inclusions:</b>	None		

WOW! If you have been waiting for an immaculate home, with a HUGE LOT in a great location, with access to all of the benefits that Chaparral Lake has to offer, then you don't want to miss this one. With over 2500 sq ft of developed living space and an excellent floor plan, it is the perfect home for a growing family. The main floor features: a spacious foyer with a built-in bench to relax while changing footwear; a large living room with a gas fireplace; a dining room where you will enjoy your homemade "Poached Pear Dessert" from your own pear tree in the south facing backyard; a terrific kitchen with lots of cabinet & counterspace, a corner pantry, and a center island with a breakfast bar, all open to the main living space; main floor laundry and a 2 piece power room. The upper level features a great family room with lots of room to sit back and enjoy your favorite show or for the kids to play; 3 bedrooms including a very large primary suite with a jetted tub and a large walk-in closet; 2 secondary bedrooms for the kids and a 4 piece main bathroom. If you are an active family or a yard person, the huge backyard is a dream come true. Beautifully landscaped, with numerous trees for privacy and open spaces for recreational activities including room for a "Hockey Rink", you will have a tough time finding another one like this. If someone in the family enjoys puttering in their garage, there is even hot and cold water available in the garage. The current owners and their family have enjoyed this lovely home for many years, carefully maintaining and improving it over time: New Roof Shingles on the House and Shed, Siding, Garage Door, Exterior house trim painted, all in 2022; New Hot Water Tank in 2024, Humidifier, Air Conditioning, Kinetico Water softener & Reverse Osmosis system. This is one of those special properties that don't come along very often and combined with all of the

amenities and enjoyment of living in a lake community make this home a must see!