



GRASSROOTS
REALTY GROUP

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98 Chapman Close SE
Calgary, Alberta

MLS # A2126972



\$679,777

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Lawn, No Neighbours Behind, Landscaped		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Finished, Full

Exterior: Other, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: NONE

Your family's future begins in the sought-after community of Lake Chaparral! This sweet home is located on a quiet crescent and offers 1882 SF of living space with 3 generous bedrooms, 3.5 bathrooms, a finished basement, an upstairs bonus room and an open floorplan design on the main level. The kitchen / great room concept feels big and airy thanks to the large windows that look out onto your spacious deck and very private backyard. Downstairs, the fully finished basement offers a retreat for entertainment with a walk-up bar large seating area and more room for fun and play. The double attached garage provides ample storage and no car scraping in the winter! For hot summers, let's not forget the central air conditioning! Lake Chaparral has so much to offer with a private lake and park, and tons of retail, restaurants, and health-related amenities. Enjoy quick access to Fish Creek Park and Blue Devil Golf Course. Plenty of established schools make this an ideal family-friendly place to call home. Travel within or getting out of the city is a breeze with direct access to Stoney Trail and Macleod Trail, with Deerfoot Trail nearby. Start your new chapter in this incredible community!