



**199 Chapman Circle SE
Calgary, Alberta**

MLS # A2159412



\$679,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Lawn, Garden, Level, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Step into elegance in the coveted lake community of Chaparral. This stunning 4-bedroom, 3.5-bathroom home, nestled on a generous corner lot, combines charm and sophistication. The gourmet kitchen, with its expansive island, serves as the heart of the home—perfect for culinary creations and lively gatherings. A fully developed basement and a spacious bonus room offer endless possibilities for leisure and entertainment. Surrounded by serene parks, picturesque pathways, and schools, this home provides not just a place to live, but a lifestyle enhanced by the beauty and tranquility of lakeside living. Book your showing today before this home is SOLD!