



**55 Chapman Way SE  
Calgary, Alberta**

**MLS # A2179014**



**\$830,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Chaparral              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,467 sq.ft.           | <b>Age:</b>   | 2002 (22 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Walk-In Closet(s) |                   |     |

**Inclusions:** Shed, 2nd Refrigerator

Open House Saturday Nov. 23 1-4. Welcome home to a LAKE ACCESS HOME WITH HIGH CEILINGS ON ALL 3 LEVELS INCLUDING 10 FT ON THE MAIN LEVEL. Wide, maintenance free concrete stairs welcome you in, to a bright, inviting entrance, where a mirrored-door closet offers ample space for all your winter wear. Through the main hall, you’ll arrive in the open kitchen/living space, highlighted by 10 ft ceilings, windows intentionally placed to maximize airflow, and a warm gas fireplace with fan. Upstairs, 9 ft ceilings and skylight bring in light and openness. The brightness of the space continues to be highlighted by light oak cabinetry, railings and ledges throughout the home. This home offers 5 full bedrooms, including one in the basement which also has 9 ft ceiling, and another on the main floor - currently being used as an office - making it a wonderful opportunity for large families, space for guests, or to create a separate playroom or gym. 2 furnaces, 2 hot water tanks (replaced 2022), and air conditioning on the top floor ensure year-round comfort for all. Comfort continues with extra lighting, upgraded carpet and underlay, water softener, R-factor windows along the southern wall, extra large tubs in the primary (jetted) and basement washrooms, and a second gas fireplace in the basement. Gather everyone together in the oversized great room, second floor bonus room, or basement media room. In warmer weather, relax on the large porch and enjoy the beautiful garden in your fully landscaped private yard. Additional upgrades include new roof (2021), Bosch dishwasher, newer refrigerator motor, large capacity washer (bluetooth enabled 2024) and dryer, and refinished hardwood (2019). Book your chance at this gem today.