



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**71 Chapman Green SE**  
**Calgary, Alberta**

**MLS # A2203166**



**\$879,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,502 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Granite Counters, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** None

Welcome to this stunning two-storey home next to a park and close to the lake in the desirable community of Chaparral! Designed with an expansive open-concept layout, this residence offers over 3,400 square feet of generous living space, complemented by 9-foot ceilings. The open kitchen features modern cabinetry, appliances, and a walk-through pantry leading to the laundry room for added convenience. A bright breakfast nook opens onto a spacious deck—perfect for relaxation. The inviting family room boasts a corner fireplace, adding warmth and elegance. The main level also includes a mudroom and a convenient 2-piece bathroom. Upstairs, the master retreat offers a walk-in closet and a luxurious 4-piece ensuite with double sinks. A spacious bonus room with large south-facing windows fills the space with natural light, while two additional well-appointed bedrooms and another 4-piece bathroom complete the upper level. The fully finished basement provides even more living space, featuring a large entertainment area, two additional bedrooms, and a 4-piece bathroom. Step outside to a beautifully landscaped backyard, featuring a spacious deck and patio—perfect for entertaining family and friends. The front and backyard are thoughtfully designed with lush shrubs, adding to the home's charm. Additional highlights include oversized double garage, NEW roofing in 2022, and 9-foot ceilings in main floor and basement. This exceptional home boasts a prime location next to a park, with easy access to a private lake, clubhouse, shopping, schools, and major transportation routes.. Book your private showing today!