

# \$899,000 - 71 Chapman Green Se, Calgary

MLS® #A2203166

**\$899,000**

5 Bedroom, 4.00 Bathroom, 2,502 sqft  
Residential on 0.12 Acres

Chaparral, Calgary, Alberta

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. 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!

Built in 2007

### **Essential Information**

MLS® #	A2203166
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,502
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	71 Chapman Green Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0E7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	20
Zoning	R-G
HOA Fees	399
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.