

# \$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	15
Zoning	R-G
HOA Fees	399
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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