



GRASSROOTS
REALTY GROUP

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81 Chapman Close SE
Calgary, Alberta

MLS # A2344816



\$675,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard,		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY OCTOBER 3RD 3:00 PM TILL 5:00 PM. Krispy Kreme's will be served. Step into this lovely and well maintained home where all you have to do is unpack and make your way to the private lake. A few other reasons you may want to live here is the proximity to the 300+ km of walking and biking paths. It's just a 2 min drive to the world-famous BOW RIVER. Commuting is very easy with the Completed Ring Road. 30 min to the Calgary International Airport and 10 min to the Tsuu-Tina Costco. There are 3 Mega Malls within 15 minutes and your Neighborhood Mall includes a Save On Foods grocery store and 45 other businesses. There are also great schools in this established area with year-round Lake access. You'll find several golf courses close at hand and of course the Incredible Spruce Meadows Pavilion that offers year-round entertainment of Horse Jumping, Soccer, Fireworks competitions and a Christmas market second to none. So come and view this 4-bedroom Home with 3.5 bathrooms and upgraded stainless steel appliances Today. Recent Home Improvements: Brand New Furnace 2026, New Roof 2023, All New Siding 2023, Luxury Vinyl Plank 2025, Airconditioning 2015, New Windows in 2022 and New Patio Door 2015. COME SEE THIS WELL PRICED HOME TODAY.