



GRASSROOTS
REALTY GROUP

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27 Chapman Close SE
Calgary, Alberta

MLS # A2349578



\$639,990

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	TV mounts, Garage Remotes, Outdoor Playground		

Welcome to Chaparral, one of Calgary's great established lake communities where the lake and the surrounding neighbourhood are a big part of everyday life. This three bedroom, two and a half bathroom home offers a great family layout with plenty of room to grow and add your own personal touches. The main floor is anchored by an updated kitchen with quartz countertops and a centre island, along with a good sized dining area that opens directly onto the backyard. Enjoy the quiet outdoors away from busy roads, lined nicely with mature trees for extra privacy. The comfortable living room features a gas fireplace with matching quartz surround and the main floor laundry is a nice convenience, along with a beautiful two piece bathroom for guests. Upstairs you will find three bedrooms, including a spacious primary bedroom with a five piece ensuite and walk-in closet, along with two additional bedrooms that can easily accommodate children, guests or a home office if needed. A half staircase away is a generous bonus room that works well as a family room and gives the kids or the family a separate space to hang out. There is enough room to create a small desk or homework area while still keeping space for comfortable seating and family time. The west facing backyard gets plenty of afternoon and evening sun and offers a good amount of space for the kids, pets or simply enjoying a summer evening outside. There is also a nice stone patio just off the dining area, making it an easy place to set up the BBQ, have dinner outside or enjoy your morning coffee. Central A/C will keep you comfortable in the warmer months while the double attached garage gives you plenty of room for the vehicles and all of the gear that comes with lake living. The basement is unfinished, has a great layout and offers a lot of potential. There is a large open area ready for your ideas, a huge roughed-in

bathroom and a generous storage and mechanical room. Whether you want to create a recreation room, home gym, additional office space or something completely your own there is plenty of room to work with. Location is hard to beat with easy access to Stoney Trail and Macleod Trail, putting shopping, restaurants and entertainment close by while the Bow River and Fish Creek pathway system in Chaparral Valley are also nearby for those who enjoy getting outside. And then there is the lake. Residents have year round access to a long list of activities including swimming, the beach, kayaking, canoeing, fishing, tennis, pickleball, skating, picnicking and walking. It is a quiet, established and family friendly community where kids have room to play and there is plenty to enjoy right outside your door. This is a home with a great combination of location, functionality and opportunity in a mature community that offers the kind of established neighbourhood feel that many buyers are looking for. There is plenty here to enjoy today while still leaving room for the next owner to make it their own.