



GRASSROOTS
REALTY GROUP

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38 Chapman Close SE
Calgary, Alberta

MLS # A2350084



\$675,000

Division:	Chaparral		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, No Back Lane, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See Appliances		

Extensively updated family home with a rare 18' x 16'6" primary retreat, a professionally permitted finished basement, and nearly 3,000 sq. ft. of finished living space. Major updates include the roof (2020), furnace (2021), hot water tank (2023), triple-paned windows (2025), heat pump, flooring, refrigerator and stove (2025), attic insulation top-up (2025), and dishwasher (2026). Welcome to 38 Chapman Close SE, a fully developed two-storey home on a quiet, family-friendly street in Lake Chaparral. The bright main floor features soaring ceilings in the great room, a spacious kitchen with abundant cabinetry, a walk-through pantry, large island, and an open layout designed for everyday living and entertaining. Whether you are hosting family dinners or keeping an eye on the kids while making supper, this space simply works. Upstairs, you will find three generous bedrooms, including the oversized primary retreat with a walk-in closet and ensuite. The professionally permitted finished basement adds a fourth bedroom, full bathroom, and a large recreation room - ideal for movie nights, teenagers, guests, or a home gym. Outside, enjoy a private backyard with no rear neighbours, mature landscaping, garden boxes, fruit trees, and plenty of space to relax or entertain. The double attached garage adds everyday convenience. Private Lake Chaparral access means summers at the beach, paddleboarding, swimming and fishing, plus skating and year-round recreation in winter. Close to schools, Fish Creek Provincial Park, Blue Devil Golf Course, shopping and major routes, this is a well-maintained family home in one of Calgary's most sought-after lake communities.