

\$799,000 - 31 Chapman Way Se, Calgary

MLS® #A2110925

\$799,000

4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.11 Acres

Chaparral, Calgary, Alberta

Cancelled Open House!! Welcome to the incredible immaculate 31 Chapman Way, located on a quiet family friendly street in one of Calgary's most desired lake communities. This gorgeous fully finished 2-Storey with 4-Bedrooms, 3.5 Baths, Finished Basement and Central AC features almost 3000 sq. feet of living space offering elegance, warmth and style and an ideal unique open layout filled with natural light throughout. Entering this beautiful home you will appreciate the roomy foyer and admire the warm toned hardwood flooring throughout the main level leading to the spacious gourmet chef's kitchen featuring newer stainless-steel appliances, tons of counter space, ample cabinetry, raised eat-up bar and extra storage in the large walk-through pantry leading to the convenient main floor laundry area and mudroom with built-in shelving. Entertain family and friends in comfort in the spacious inviting living room highlighting oversized windows and stone-faced fireplace with bench seating adjoining the generous bright kitchen nook with plenty of room for your favourite oversized dining room set and easy access to the backyard oasis. The stunning staircase flows to the bright open upper level with massive private primary retreat highlighting a dreamy ensuite with dual sinks, deep soaker corner tub, separate shower stall and large walk-in closet, as well as 2 well-sized bedrooms and large 4-piece bathroom all complete this ideal upper level. The professionally finished



basement offers a 4th bedroom and 3-piece bath and is perfect the space for the whole family to enjoy year round for movie and game nights featuring a fantastic open rec room with custom built wet bar and corner wine cellar, pool table and dart board area or snuggle yourselves into an oversized sectional for movie nights and enjoy the warmth on a chilly winter days in front of the corner fireplace in adjoining family room. The convenient French door off the kitchen nooks leads you to a beautiful backyard oasis to enjoy outdoor barbecues on the spacious patio and your favourite beverage under the stars in the private enclosed hot tub. No dusty back lane on this property; mature trees are abundant with a fully fenced back yard ensuring privacy and fun for your kids of all ages. The attached double garage offers you comfort and convenience for easy access to your vehicles especially during the cold winter months. Upgrades include Roof Shingles (Spring 2022) Eavestrough's (Spring 2022) Siding on West & North Side of Home (Spring 2022). Walking distance to Lake Chaparral, St Sebastian Elem (K-6), playgrounds, transit and a quick school bus drive to Chaparral School (K-6). With easy access to Stoney Trail, Macleod Trail and Deerfoot and loads of shopping options this beautiful home checks off all the boxes!

Built in 2000

Essential Information

MLS® #	A2110925
Price	\$799,000
Sold Price	\$778,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,980
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Chapman Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3R1

Amenities

Amenities	Beach Access, Picnic Area, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Landscaped,

	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	April 3rd, 2024
Days on Market	33
Zoning	R-1
HOA Fees	360.22
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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