

\$800,000 - 87 Chapman Way Se, Calgary

MLS® #A2124823

\$800,000

4 Bedroom, 4.00 Bathroom, 2,371 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

OPEN HOUSE CANCELLED.....This meticulously maintained home, cherished by its original owners, showcases pride of ownership at every turn. Nestled in the highly desirable lake community of Chaparral, this property is an ideal fit for a growing family. Recent updates include a new roof, eaves, downspouts, and a hot water tank, along with the addition of a brand-new air conditioning unit and new exposed aggregate patio. Upon entering, you're greeted by a tiled entryway with a vaulted ceiling extending to the second floor. To your right is the dining room, while the half bath and laundry room are on the left. The main level's open floor plan is perfect for family gatherings, featuring a spacious living room with a corner gas fireplace and built-in shelving, a generous kitchen with a large island, and a bright nook area. Upstairs, the expansive bonus room offers flexibility as a home office or entertainment space. The primary bedroom boasts a large ensuite leading to a walk-in closet, while the two additional bedrooms are well-sized, catering to the needs of a growing family. The professionally developed lower level, with permits available, includes a large family room, a workout area or den and a walk-up wet bar complete with a beverage cooler. The bedroom provides privacy and includes a built-in desk. The three-piece bath is ideally located just outside the bedroom and out of site from the family room.



The backyard is both open and private, surrounded by mature trees. Stepping down from the nook to the patio, you'll find a gas hookup for your barbecue and ample seating space around a fire table.

This prime location offers proximity to parks, shopping, golfing, and bike trails, making it the perfect home for a growing family in need of space and convenience.

Built in 2002

Essential Information

MLS® #	A2124823
Price	\$800,000
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,371
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	87 Chapman Way Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3S5

Amenities

Amenities	Beach Access
Parking Spaces	4

Parking	Concrete Driveway, Double Garage Attached
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Interior

Interior Features	Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Loft, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 16th, 2024
Days on Market	7
Zoning	R-1
HOA Fees	306.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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