

\$829,888 - 18 Chapman Heath Se, Calgary

MLS® #A2161383

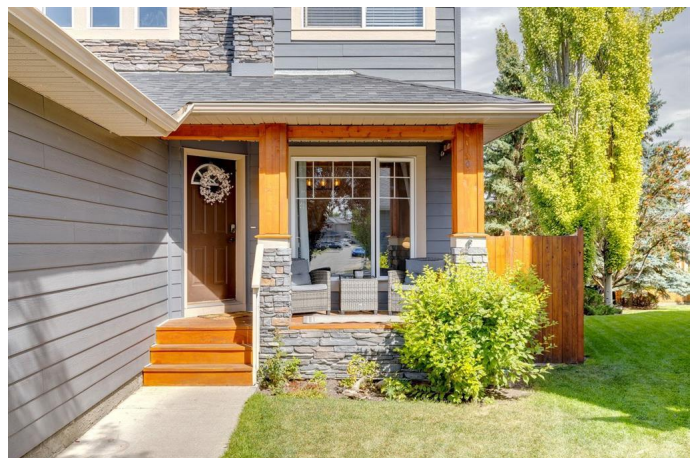
\$829,888

5 Bedroom, 4.00 Bathroom, 2,295 sqft

Residential on 0.14 Acres

Chaparral, Calgary, Alberta

Welcome to your dream home in the heart of Lake Chaparral, a community where every season offers a new adventure at the stunning community lake. This beautifully renovated residence offering over 3,600 SqFt of developed space and sits on a generous pie lot in a charming cul-de-sac, perfect for families seeking both luxury and community spirit. The home's stylish Hardie Board exterior is complemented by a cedar-finished, south-facing front porch—an idyllic spot to unwind while watching your children play. Step inside to 9 feet ceilings and a sunken sitting area that flows seamlessly into the formal dining room. The main level features elegant laminate flooring and includes a chic office space adorned with a stylish barn door. Your culinary dreams come true in the spacious kitchen, outfitted with ample cabinetry, a large eat-up island, and a corner pantry. Stainless steel appliances gleam against the liquid granite countertops and classic white subway tile backsplash. Adjacent to the kitchen is a cozy breakfast nook, leading through newly installed double doors to an enchanting backyard oasis. The open-concept design extends into a large living room, highlighted by a custom gas fireplace. Ascend to the upper level to find a large master suite, complete with a custom barn door leading to an en-suite bathroom featuring a soaker tub, oversized vanity, separate shower, and a walk-in closet. Three additional bedrooms share a newly renovated family bathroom, equipped with a



walk-in shower and heated tile flooring. The fully finished basement offers a haven for teenagers or guests, featuring a fifth bedroom (currently used as a gym), a sitting area adjacent, and a bathroom designed to accommodate a sauna with heated floors. A large rec room with a wet bar serves as a versatile studio living space. The heated garage is transformed into the ultimate Man Cave, complete with a custom-built bar. Step outside to a sprawling cedar deck with a gas line for your BBQ and a covered gazebo for relaxed gatherings. A lower deck houses a hot tub, surrounded by custom privacy screens. For pet lovers, a custom-built cat house provides a unique touch, accessible from the basement window. Green thumbs will appreciate the custom-built planters, perfect for cultivating a garden oasis. Recent upgrades like a hail-resistant roof and an insulated garage door installed in 2022 add peace of mind and modern convenience. Located just a short walk from local schools and offering easy access to Stoney Trail and various amenities at The Gates of Walden, Shawnessy, and Township (Legacy), this home truly has it all. Experience the perfect blend of style, comfort, and community in this exceptional Lake Chaparral residence. Your dream home awaits!

Built in 2001

Essential Information

MLS® #	A2161383
Price	\$829,888
Sold Price	\$829,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,295

Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Chapman Heath Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3E5

Amenities

Amenities	Beach Access, Park, Playground, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Insulated, Oversized, Workshop in Garage

Interior

Interior Features	Bar, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Low

	Maintenance Landscape, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 17th, 2024
Days on Market	19
Zoning	R-1
HOA Fees	372.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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