

**46 Chapman Close SE**  
**Calgary, Alberta**

**MLS # A2180115**



**\$669,900**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Hoodfan, Garage Door Opener with Control(s), All Window Coverings

\*\*\* OPEN HOUSE Sat Nov 23, 2024 2pm &ndash; 4pm \*\*\* Welcome to this stunning 2-storey home in the desirable Chaparral community! Offering 3 bedrooms, 3 bathrooms, and a spacious bonus room, this home is designed for family living. The open floor plan creates a bright and inviting atmosphere, with high ceilings, fresh paint, and new luxury vinyl flooring and carpet throughout. The main floor features a cozy living room with a corner gas fireplace, and large windows that flood the space with natural light. The well-appointed kitchen includes a stylish backsplash, breakfast bar, and a generous walkthrough pantry that leads to the laundry / mudroom and double attached garage. The dining nook has a single door that opens to a large composite deck and aggregate patio, ideal for outdoor entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find a large bonus room, two additional spacious bedrooms, and a 3-piece main bathroom. The primary bedroom is a relaxing retreat, featuring a walk-in closet and a 4-piece ensuite with a soaker tub. The basement offers plenty of room for future development. Chaparral is a vibrant, family-friendly community with access to Chaparral lake, sports courts, water activities, beaches, playgrounds, schools, and more&mdash;all just minutes from your door. Don&rsquo;t miss out on this incredible opportunity!