

46 Chapman Close SE
Calgary, Alberta

MLS # A2180115



\$669,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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

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—all just minutes from your door. Don't miss out on this incredible opportunity!