



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 CHAPMAN Way, Calgary T2X 3S5**

MLS®#: **A2179014**

Area: **Chaparral**

Listing Date: **11/15/24**

List Price: **\$825,000**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,725 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**36**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Skylight(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`1" x 15`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`0" x 16`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`10" x 5`7"</b>
<b>Media Room</b>	<b>Basement</b>	<b>15`6" x 15`4"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`5" x 7`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 9`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 9`7"</b>
<b>Family Room</b>	<b>Basement</b>	<b>14`8" x 13`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>21`8" x 10`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`11" x 15`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 10`0"</b>

Bedroom  
4pc Bathroom  
4pc Bathroom

Basement  
Upper  
Basement

16`4" x 13`8"  
12`8" x 4`11"  
7`10" x 6`0"

5pc Ensuite bath  
2pc Bathroom

Upper  
Main

10`7" x 8`8"  
5`7" x 4`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

0112784

Remarks

Pub Rmks:

Located in a sought-after lake community, this large and stunning home offers everything you need for comfort, elegance, and space. Step up via wide, maintenance-free concrete stairs to a bright and inviting entrance, where one of two coat closets provides ample storage for all your winter essentials. **FRESHLY PAINTED INTERIOR.** Through the main hall, you'll find an open-concept kitchen and living space featuring 10-foot ceilings, large windows that maximize airflow and natural light, and a cozy thermostat controlled gas fireplace, with a fan—perfect for family gatherings. Upstairs the home continues to shine with 9-foot ceilings and a skylight that floods the space with natural light. The bright and airy feel is accentuated by light oak cabinetry, railings, and ledges, creating a cohesive, warm aesthetic throughout. This large home offers 5 full bedrooms, including one on the main floor, currently used as an office, and another in the professionally developed basement. The basement features large windows, 9-foot ceilings, and a full bathroom, providing a versatile space for guests, recreation, or relaxation. The entire interior of this home has been freshly painted, adding to its move-in ready appeal. Comfort is built into every corner of this property. 2 furnaces, 2 hot water tanks( replaced in 2022), and air conditioning on the top floor ensure year- round comfort. Additional features include a water softener, large R-Factor windows along the south wall, and extra large tubs in both the primary (jetted) and basement bathrooms. A second thermostat controlled gas fireplace with fan in the basement adds a cozy touch. There's no shortage of space for family and friends to gather, whether in the oversized great room, the second- floor bonus room, or the basement media room. Step outside to enjoy the large deck and beautifully landscaped, private yard with its vibrant garden - perfect for warm weather relaxation. This home has been lovingly maintained and thoughtfully upgraded with a new roof (2021), Bosch dishwasher, large capacity Bluetooth - enabled Washer (2024) and Dryer, and refinished hardwood floors (2019). Blending elegance, comfort, and an enviable location in a vibrant Lake community, close to shopping and schools, this home offers everything you've been looking for. Book your showing today and make this gem your own!

Inclusions:  
Property Listed By:

Shed, 2nd Refrigerator  
Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















