



THE
A-TEAM

**RE/MAX
FIRST**

46 CHAPMAN Close, Calgary T2X 3S8

MLS®#: **A2182842** Area: **Chaparral** Listing Date: **12/09/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,026 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,775**
 Low Sqft:
 Ttl Sqft: **1,775**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	56`0" x 42`8"	Kitchen	Main	39`1" x 35`10"
Dining Room	Main	39`1" x 27`1"	Pantry	Main	25`2" x 12`10"
Foyer	Main	19`8" x 17`3"	Laundry	Main	26`3" x 24`10"
2pc Bathroom	Main	24`1" x 9`3"	Bonus Room	Upper	62`4" x 38`0"

Bedroom - Primary
4pc Ensuite bath
Bedroom
Family Room
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement

41`3" x 39`4"
38`0" x 30`4"
35`6" x 32`10"
77`11" x 53`7"
36`1" x 34`5"

Walk-In Closet
Bedroom
4pc Bathroom
Flex Space

Upper
Upper
Upper
Basement

16`5" x 15`4"
32`7" x 32`7"
26`0" x 15`10"
41`7" x 23`6"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0410468

Zoning:
R-G

Remarks

Pub Rmks: **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!**

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

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









