



THE
A-TEAM

**RE/MAX
FIRST**

23 CHAPMAN Green, Calgary T2X 0E7

MLS® #: **A2185699**

Area: **Chaparral**

Listing Date: **01/09/25**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,101 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,088**
Low Sqft:
Ttl Sqft: **2,088**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **Bar, High Ceilings, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`11" x 7`11"
Family Room	Basement	18`1" x 15`11"
Kitchen	Main	13`2" x 11`1"
Laundry	Main	10`9" x 5`7"
Bedroom - Primary	Second	15`3" x 11`11"

Room	Level	Dimensions
Living Room	Main	17`5" x 15`0"
Office	Basement	12`9" x 7`10"
Bonus Room	Second	17`11" x 14`4"
Furnace/Utility Room	Basement	10`5" x 10`3"
Bedroom	Second	11`0" x 10`9"

Bedroom	Second	13`3" x 9`11"	Bedroom	Basement	12`9" x 9`4"
2pc Bathroom	Main	4`11" x 4`10"	4pc Bathroom	Second	8`11" x 4`11"
4pc Ensuite bath	Second	10`0" x 8`10"	4pc Bathroom	Basement	7`4" x 5`5"
Walk-In Closet	Second	7`1" x 4`11"	Foyer	Main	10`10" x 7`11"
Other	Basement	7`7" x 5`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0710748**

Remarks

Pub Rmks: **OPEN HOUSE TODAY, SATURDAY - January 18, 2025; FROM 1:00 TO 3:00 PM. This Beautiful, 4 bedrooms Home, 3 ½ bath, front attached garage, freshly painted - from main to 2nd Floor, with fully developed basement with bonus room and a den, is lovingly maintained, situated in the heart of Chaparral, where people live to feel the beauty and serene of neighborhood. Featuring cathedral ceiling on foyer, a warm and welcoming atmosphere, spacious living room, gleaming hardwood floors, large windows that glimpse the charmer of natural light and the strip commercial just across your balcony. As you go to the heart of the home, the kitchen has tons of cabinetry, good size dining area. Brand new, stainless steel appliances, Refrigerator and Stove with air fryer, plus easy access to your main laundry and half bath. Feel the open concept design, and the stunning decorative fireplace. As you step up, on your left separate the privacy of your large bonus room, and to your right, you have 3 Bedrooms. Master's has a walk-in closet and a 5 piece bath and another 4 piece common bath. Going down to your fully developed basement has 4th Bedroom, wet bar, sink, and another extra fridge. You have also an extra space, the den that you can use as your storage and huge family room and a 4-piece bath. Added feature is your wide deck for your family get together with fully fence backyard. This home is just a walk away from Tim Hortons, Grocery, Dental, Gasoline Station, transportation and most specially, just a walk to Elementary School, Bus Stops and a lot more. Superb location.**

Inclusions: **N/A**
 Property Listed By: **Diamond Realty & Associates LTD.**

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













