



## 135 Chapman Circle Calgary Alberta

\$749,900

Location! Location! Sides onto the Park in desirable Lake Chaparral. This is the original owner with almost 1900 sq. Ft. and custom-built by Cardel Homes. Upon entry you will be impressed with architectural details including numerous niches and ledges to display artwork and the beautiful onsite Maple Hardwood flooring and custom Maple railings. The warm flooring is complimented by the neutral color palette in this stunning 2 Storey, 3 bed fully developed home. The open floor plan design is sure to impress with spacious rooms allowing for clear sight lines and the perfect design to entertain in. The main floor is an entertainer's dream with your entertaining rooms all connected, creating clear sight lines and allowing the conversations to flow seamlessly. The living room has an abundance of windows bringing into that natural light, and features a cozy gas burning fireplace with stone facing and natural wood mantle, and flanked on either side by windows. Your chef's kitchen features an eat-at island, gorgeous white and grey toned granite counters, a ton of cupboard space including 10 pullout drawers, a corner pantry and stainless steel appliance package, plus a great size dining room complete with oversized window overlooking the serene backyard and provides access to your rear concrete patio - perfect for that indoor-outdoor entertaining! Conveniently tucked away on the main floor is a 2 piece powder, convenient for your guests. There is designated mud/ laundry room complete with a ton of storage and cabinetry on the main floor and provides access directly to your garage. The second level features a stunning bonus room complete with floor to ceiling built-in's and custom lighting. The bonus room is large enough to accommodate an office area and provides that cozy atmosphere to curl up and watch a movie or play a game with the kids. The oversized primary suite is ...

Recreational, Games room 24.08 Ft x 17.67 Ft

2pc Bathroom 8.33 Ft x 6.33 Ft

Other 11.00 Ft x 4.00 Ft

Furnace 13.42 Ft x 12.00 Ft

Foyer 8.58 Ft x 7.00 Ft

Living room 18.00 Ft x 13.08 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

Laundry room 9.17 Ft x 5.83 Ft

Bonus Room 16.00 Ft x 14.00 Ft

Primary Bedroom 13.92 Ft x 13.17 Ft

5pc Bathroom 12.25 Ft x 10.67 Ft

Bedroom 11.33 Ft x 10.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<http://www.calgarytopproducer.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

**Kitchen** 16.58 Ft x 12.00 Ft

**Dining room** 12.00 Ft x 5.42 Ft

**Bedroom** 11.33 Ft x 9.00 Ft

**4pc Bathroom** 8.50 Ft x 4.92 Ft