



14 Chapman Road Calgary Alberta

\$839,900

Located in the desirable lake community of Chaparral, this two-storey home offers over 3,350 sq. ft. of developed living space with five bedrooms and three and a half bathrooms. Perfectly positioned backing onto a school park and playground, it combines family-friendly convenience with lake access. The property also includes a double attached garage and thoughtful updates throughout. The welcoming front porch leads into a spacious entryway with 9' ceilings and rich hardwood flooring. The main floor is designed with both function and flow in mind. At the front of the home, an office with French doors provides a quiet space for work or study. At the back, the open concept kitchen, living, and dining areas are filled with natural light from floor-to-ceiling windows that frame views of the park. The custom-designed kitchen is equipped with sleek white cabinetry, a two-tone island with seating, Corian countertops, stainless steel appliances, and a walk-in pantry. It seamlessly connects to the dining area and living room, where a cozy gas fireplace and two-storey ceiling height create an inviting atmosphere. A two-piece powder room and a mudroom with laundry complete the main level. Upstairs, the primary retreat offers a private escape. This generous suite features a walk-in closet and a five-piece ensuite with dual sinks, a soaker tub, and a standalone shower. Two additional bedrooms and a four-piece bathroom round out the upper level. The fully developed basement adds valuable living space with a large recreation room, two more bedrooms, a flex room ideal for a workout space or hobby area, and plenty of storage. The backyard is designed for both relaxation and play, featuring a large composite deck perfect for BBQs, a grass area, and a storage shed. Direct access to the park and playground extends the outdoor space for year-round enjoyment. Additional features include ...

4pc Bathroom 8.67 Ft x 6.50 Ft

5pc Bathroom 7.75 Ft x 18.67 Ft

Bedroom 10.08 Ft x 12.17 Ft

Bedroom 12.42 Ft x 12.33 Ft

Primary Bedroom 18.33 Ft x 16.92 Ft

Other 7.50 Ft x 8.25 Ft

Recreational, Games room 20.50 Ft x 16.67 Ft

Furnace 15.08 Ft x 10.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Dining room 11.08 Ft x 6.08 Ft

Foyer 6.83 Ft x 8.33 Ft

Kitchen 12.08 Ft x 17.17 Ft

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4pc Bathroom	7.17 Ft x 11.83 Ft	Laundry room	9.50 Ft x 11.25 Ft
Exercise room	11.08 Ft x 13.00 Ft	Living room	16.00 Ft x 17.25 Ft
Bedroom	11.08 Ft x 10.00 Ft	Office	13.83 Ft x 13.25 Ft
Bedroom	9.75 Ft x 12.42 Ft		