



## 46 Chapman Close Calgary Alberta

\$649,900

\*\*\* OPEN HOUSE Sat Dec 14, 2024 2pm - 4pm \*\*\* 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! (id:6769)

Family room 23.75 M x 16.33 M

Other 12.67 M x 7.17 M

Furnace 11.00 M x 10.50 M

Living room 17.08 M x 13.00 M

Kitchen 11.92 M x 10.92 M

Dining room 11.92 M x 8.25 M

Pantry 7.67 M x 3.92 M

Foyer 6.00 M x 5.25 M

Laundry room 8.00 M x 7.58 M

2pc Bathroom 7.33 M x 2.83 M

Bonus Room 19.00 M x 11.58 M

Primary Bedroom 12.58 M x 12.00 M

Other 5.00 M x 4.67 M

4pc Bathroom 11.58 M x 9.25 M

Bedroom 9.92 M x 9.92 M

Bedroom 10.83 M x 10.00 M

4pc Bathroom 7.92 M x 4.83 M

Listing Presented By:



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

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