

# \$849,777 - 168 Chapman Way Se, Calgary

MLS® #A2210837

**\$849,777**

4 Bedroom, 4.00 Bathroom, 2,114 sqft

Residential on 0.12 Acres

Chaparral, Calgary, Alberta

Welcome to the home you've been waiting for in the sought-after semi-estates of Lake Chaparral! Tucked away on a quiet cul-de-sac, this beautifully maintained property offers the perfect blend of function, comfort, and style.

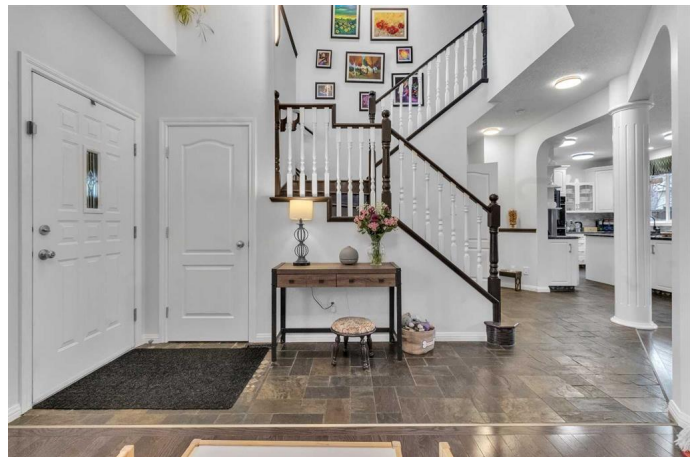
Step inside to a bright, open layout featuring tile and gleaming hardwood floors. At the front of the home, a versatile flex room can serve as a formal dining area, home office, or cozy den. The spacious great room is the heart of the home, complete with custom built-ins, a warm gas fireplace, and a large window that fills the space with natural light.

The chef's kitchen is a dream – equipped with stone countertops, a raised eating bar, ample cabinetry, corner pantry, built-in wall ovens, and a countertop stove. A large window overlooks your fully landscaped backyard, creating a peaceful view while you cook.

The main level also features a stylish powder room and a convenient laundry area.

Upstairs, you'll find a generous bonus room with more built-ins and an abundance of windows. There are three spacious bedrooms, a 4-piece main bath, and a serene primary suite with a spa-like ensuite, including a large soaker tub perfect for winding down.

The professionally developed lower level (just



a few years old) adds fantastic living space â€” including a large bedroom, walk-up wet bar, games area, private office, and a media room complete with projector and screen. Thereâ€™s also loads of extra storage to keep everything organized.

Additional highlights include central A/C, an upgraded air filtration system, and thoughtful touches throughout.

Outside, enjoy low-maintenance living with artificial turf in the front and back â€” no mowing, no watering! The backyard is a private oasis with a stamped concrete patio, walled gazebo, tranquil pond with a babbling brook, mature trees, and full fencing.

Youâ€™re just minutes to parks, pathways, schools, shopping, transit, and major roadways. And of course, all the perks of Lake Chaparral â€” a vibrant lake community with year-round activities and a true neighborhood feel.

This home shows 10/10 â€” come see everything it has to offer and get ready to make your move!

Built in 2001

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2210837  |
| Price          | \$849,777 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,114     |
| Acres          | 0.12      |
| Year Built     | 2001      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 168 Chapman Way Se |
| Subdivision | Chaparral          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | t2x 3r9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry                            |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Double Oven |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas, Mantle, Stone, Great Room                                                                                                       |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                            |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac, Front Yard, Gazebo, Landscaped |
| Roof              | Asphalt                                                         |
| Construction      | Stone, Vinyl Siding, Mixed                                      |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |
| HOA Fees       | 335              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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