

# \$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.

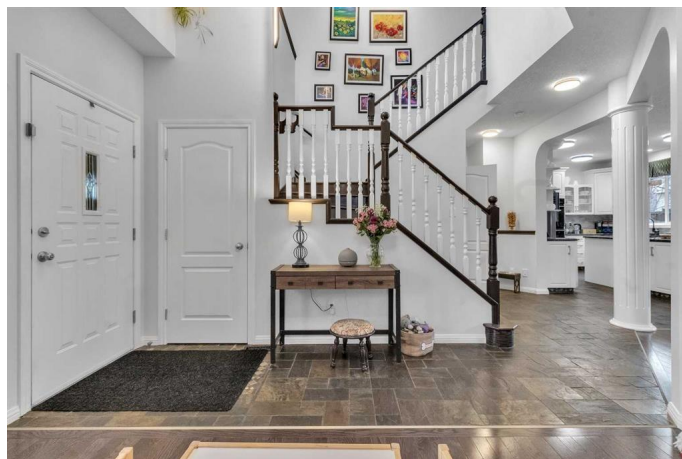
Step inside to a bright, open layout featuring tile and gleaming hardwood floors. At the front of the home, a versatile flex room can serve as a formal dining area, home office, or cozy den. The spacious great room is the heart of the home, complete with custom built-ins, a warm gas fireplace, and a 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	8
Zoning	R-G
HOA Fees	335
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.