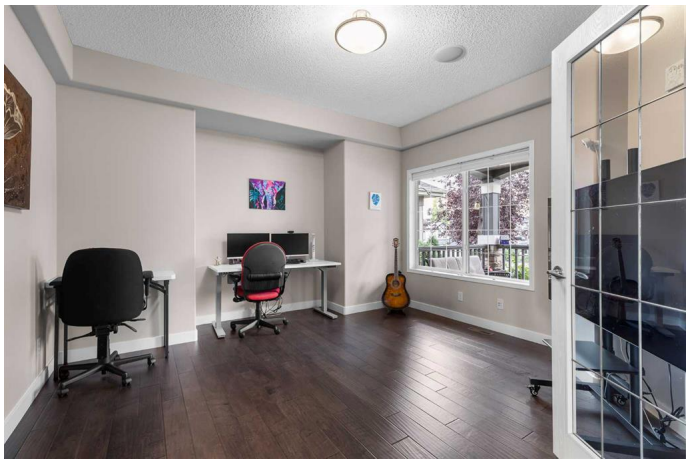
$839,900 - 14 Chapman Road Se, Calgary

MLS® #A2256448

$839,900

5 Bedroom, 4.00 Bathroom, 2,246 sqft
Residential on 0.12 Acres



Chaparral, Calgary, Alberta

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 9â€™ 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 air conditioning for hot summer nights and recent upgrades such as the roof (2021), furnace (2019), and one hot water tank (2025). Living in Lake Chaparral provides a lifestyle unlike any other. Residents enjoy access to private lake amenities including beach areas, basketball, volleyball and tennis/pickleball courts, boat rentals, BBQ pits, picnic areas, playgrounds, horseshoe pits, swimming, fishing, skating, and tobogganing. The lake entrance is just a 10-minute walk from the home. Families will appreciate the convenience of backing onto Saint Sebastian Elementary and being only five minutes from Chaparral School. Outdoor enthusiasts can explore the extensive pathways along Chaparral Ridge and Valley, the Bow River, and Fish Creek Provincial Park. Golfers are only minutes from Blue Devil and McKenzie Meadows Golf Clubs. For commuting and daily needs, the home offers easy access to Stoney Trail, Deerfoot Trail, and Macleod Trail, while shopping and services are close by at the Township Shopping Centre, Shawnessy shops, and a wide selection of restaurants. Check out the floor plans and 3D tour!

Built in 2002

Essential Information

MLS® #	A2256448
Price	$839,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,246
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	14 Chapman Road Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3R1

Amenities

Amenities	Beach Access, Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes

Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	384
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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