



Forza Realty Inc

Proudly Presents



135 Chapman Way SE
In Lake Chaparral

\$539,900

Brought to you by:

Robert G Tartamella

Broker / Owner
MLS Million Dollar Club Member
Commissioner for Oaths

Cell: (403) 560-2622 • Fax: (403) 278-6308 • E-mail: Robert@ForzaRealty.com • Website: www.ForzaRealty.com



Features of this Home

Main Floor Features

- Based on an Open Concept Floor Plan with 9 foot Ceilings and large windows through out
- Built-in Speakers in the Living Room, Kitchen, Master Ensuite, and the Back Deck each with separate volume controls.
- Bright Living Room accented with a 2 Sided Gas Fireplace.
- Formal Dining Room that could be converted into a Den.
- A Huge Maple Island Kitchen equipped with a Breakfast Bar & a Walk-through Pantry with room for your deep freeze.
- A big Nook with a garden door leading out back.
- A 2 piece Guest Bath

Upper Level Features

- Bright Bonus Room Pre-wired for Surround Sound.
- A huge Master Bedroom complete with a Walk-in closet & a 4 Piece Ensuite with a separate Jetted Tub & Shower & finished with a Skylight.
- Really good sized 2nd & 3rd Bedrooms.
- Upper Laundry Room with access from the Hallway as well as a pocket door directly from the Master Bedroom Walk-in Closet.

Lower Level Features

- The Basement is Un-developed but has been Framed for a future Bedroom, Full Bathroom, and a Large family Room.
- Equipped with Roughed-in Plumbing for a future Bathroom.

Exterior Features

- Tremendous curb appeal with maintenance free Stucco & Stone exterior and nestled on a beautiful quiet street.
- Nicely Landscaped both in front & back and equipped with a large rear Deck.
- A Double Front Attached Garage.
- Full Lake Privileges that you can enjoy year round.
- Within walking distance to the new Catholic School opening in September.
- Quick access to Macleod Trail & Highway 22X.



Property Details

Residential

135 Chapman Way SE

LP: \$539,900



Single Family
190.5 Square Meters

2 Storey
2050 Square Feet

MLS#: C3280079
Yr Built: 2002

Rooms above grade:	7	Finished Fireplaces:	(1) 2 Sided Gas FP
Bedrooms above grade:	3	Basement:	Full
Total Bedrooms:	3	Development:	Un-Finished
Full Bathrooms:	2	Parking:	Double Front
Half Bathrooms:	1		Attached Garage

General Information:

Legal Plan:	0111135	Block / Unit:	24	Lot / UF:	29
Lot Frontage:	12.2 Meters	Lot Depth:	36.0 Meters	Lot Shape:	Rectangular
Land Use:	R-1	Surveys:	RPR / 2002	Lot Faces:	West
Construction:	Wood Frame	Warranties:	None	Exterior Finish:	Stucco / Stone
Foundation:	Concrete	Roofing:	Asphalt Shingles	Flooring:	Carpet / Lino
Heating:	Forced Air	Heating Fuel:	Natural Gas	In-Fill:	No
Fireplace Fuel:	Natural Gas	Finished Lvl's:	2	Total Parking:	4

Rooms And Dimensions:

Living Room:	M	4.08 x 3.54	Master Bedroom:	U	5.18 x 4.27
Dining Room:	M	3.96 x 3.14	Bedroom #2:	U	3.35 x 2.74
Kitchen:	M	4.08 x 3.54	Bedroom #3:	U	3.41 x 2.99
Nook:	M	3.35 x 3.05	Bonus Room:	U	4.75 x 4.21
Other:			Laundry Room:	U	2.13 x 1.83
Other:			Other:		

Floor Areas:

	Sq.M	Sq.Ft
Upper:	86.9	935.3
Main:	103.6	115.2
Above:		
Total:	190.5	2050.5
Lower:	85.6	921.4

Bathrooms:	1pce	2pce	3pce	4pce	5pce	6pce	Ensuites:	1pce	2pce	3pce	4pce	5pce	6pce
	0	1	0	1	0	0		0	0	0	1	0	0

Mortgage And Tax Information:

Mortgage Balance:	\$0.00	Mortgage Lender:	N/A
Cash To Mortgage:	\$539,900	Term Due:	N/A
Payments:	N/A	Annual Property Tax:	\$2,214 for 2007
Interest Rate:	N/A	HOA Fee:	\$254 / Year

Additional Information:

Goods Included:

Refrigerator
Stove
Built-in Dishwasher
Hood Fan
Garburator
Washer & Dryer
2 Ceiling Fans
Garage Opener with 2 Controls
All Window Coverings
Alarm System
Storage Shed

Other Features:

9' Ceilings
Deck
Smoke Detectors
No Animal Home
No Smoking Home
Jetted Tub
Skylights

Site Influences:

Lake Access Property
Fully Fenced & Landscaped
Fruit Trees / Shrubs
No Back Lane
Schools Nearby
Playground Nearby
Shopping Nearby
Golf Nearby

Attached Goods Excluded: 2 Satellite Dishes & all components, Deep Freeze in Pantry.



Additional Photos



Living Room



Formal Dining Room



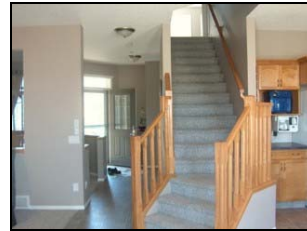
Maple Island Kitchen



Breakfast Nook



2 Sided Gas Fireplace



Stairs to Upper Floor



Bonus Room



Bedroom #2



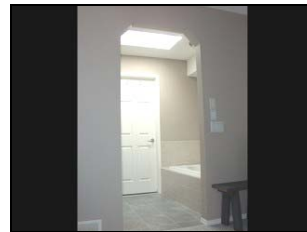
Bedroom #3



Master Bedroom



Master Bedroom



Master Ensuite & Walk-in



Back Deck



View of Backyard



View of Backyard



Floor Plan

