

\$849,000 - 64 Coral Springs Boulevard Ne, Calgary

MLS® #A2138752

\$849,000

4 Bedroom, 4.00 Bathroom, 2,362 sqft

Residential on 0.12 Acres

Coral Springs, Calgary, Alberta

Discover a home where **QUALITY CRAFTSMANSHIP** meets **TIMELESS ELEGANCE** in the heart of Coral Springs. This is a **BEAUTIFUL FORMER JAYMAN BUILT SHOW HOME** with **OVER 3,500 SQUARE FEET** of living space, backs directly onto **CORAL SPRING LAKE**, offering **SERENE VIEWS** and **EXCEPTIONAL PRIVACY**.

Meticulously maintained by its original owner, this home features **4 BEDROOMS** and **4 BATHS**. The interior boasts an **OPEN FLOOR PLAN** with **2 FORMAL LIVING ROOMS**, a **FLEXIBLE OFFICE SPACE**, and a **SPACIOUS KITCHEN** complete with a **BUILT-IN ELECTRIC STOVE**.

Upstairs, you'll find a **PRIMARY BEDROOM** with a **BALCONY** overlooking the **CORAL SPRINGS BEACH HOUSE** and a **4-PIECE ENSUITE** with a **JACUZZI BATHTUB**. **2 ADDITIONAL BIG-SIZED BEDROOMS** complete the upper level, providing ample space for family or guests.

The basement is an **ENTERTAINER'S DREAM** with a **WET BAR**, **MINI-FRIDGE**, and ample space for whatever you desire. It also includes a **LARGE BEDROOM** and a **FULL BATH** featuring another **JACUZZI BATH**.

You'll appreciate the thoughtful details, such as **DUAL FURNACES** for the basement and upstairs, **DUAL HOT WATER TANKS**, and



CENTRAL AIR CONDITIONING. The kitchen and garage floors are HEATED, ensuring comfort year-round, and an IRRIGATION SYSTEM keeps the front and back yards lush and green.

Recent updates include TRIPLE-PANE WINDOWS (2018), a NEW GARAGE DOOR OPENER (2018), a NEW ROOF (2018), FRESHLY PAINTED STUCCO (2018), a NEW SUN DECK (2018), and NEW EXTERIOR DOORS. The home is adorned with CROWN MOLDINGS and ORIGINAL OAK FINISHES, highlighting the quality craftsmanship throughout.

Coral Springs is a VIBRANT, ESTABLISHED LAKE COMMUNITY in Calgary, known for its FAMILY-FRIENDLY ATMOSPHERE, BEAUTIFUL PARKS, and TOP-NOTCH SCHOOLS. This home is perfect for anyone seeking a TIMELESS PROPERTY in a PRIME LOCATION. They donâ€™t make homes like this anymoreâ€”DONâ€™T MISS YOUR CHANCE to own a piece of Coral Springsâ€™ charm.

Built in 1991

Essential Information

MLS® #	A2138752
Price	\$849,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,362
Acres	0.12
Year Built	1991
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	64 Coral Springs Boulevard Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3J3

Amenities

Amenities	None
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Playground, Tennis Court(s)
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Lake, Garden, Reverse Pie Shaped Lot, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 15th, 2024
Days on Market	38
Zoning	R-C1
HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Greater Property Group

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