

\$569,900 - 117 Coral Springs Mews Ne, Calgary

MLS® #A2143475

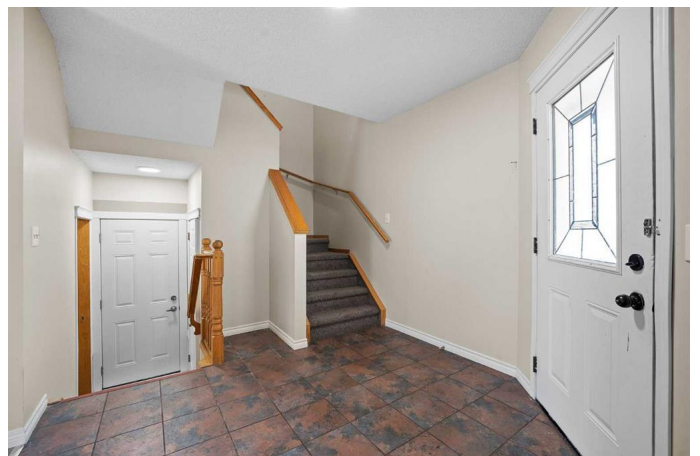
\$569,900

4 Bedroom, 4.00 Bathroom, 1,456 sqft

Residential on 0.12 Acres

Coral Springs, Calgary, Alberta

SIDE ENTRANCE to your 'almost finished' Illegal Suite. Discover your ideal home in Coral Springs with this exceptional property! Boasting tremendous value, this high-quality residence features a single attached garage and an expansive 5,098 sq ft yard with rear lane access. Zoned RC-2, it offers potential for a backyard suite, subject to city approval, and benefits from alley access on two sides. Inside, the 1,435 sq ft home strikes a perfect balance of comfort and functionality. The main floor showcases a spacious kitchen with a raised island, seamlessly flowing into the living and dining areas. Upstairs, 3 generously sized bedrooms await, including a master retreat with an en-suite and walk-in closet. Enjoy additional living space in the well-lit bonus room, complete with a gas fireplace and serene views of the quiet cul-de-sac. Recent upgrades in spring 2023 include new floors, fresh paint, modern LED lighting, and updated bathroom vanities. The basement features a separate entrance, a versatile room, and a 4 Piece Bath in the basement - just installed, offering flexibility and convenience. Outside, a sizeable deck wraps around the home, perfect for entertaining amidst the large backyard ideal for gatherings and leisure. This property provides access to the vibrant Coral Springs Lake community, with parks, playgrounds, schools, and a community center nearby. Located in the prestigious northeast quadrant, this home embodies pride of ownership and offers a straightforward choice for discerning



buyers. Don't miss out"schedule your viewing today and make Coral Springs your new neighborhood!

Built in 1997

Essential Information

MLS® #	A2143475
Price	\$569,900
Sold Price	\$555,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,456
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	117 Coral Springs Mews Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3R8

Amenities

Amenities	Beach Access, Boating, Picnic Area, Playground, Recreation Facilities
Parking Spaces	3
Parking	Front Drive, Single Garage Attached

Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Partially Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Private Yard, RV Hookup
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 20th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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