

\$630,900 - 109 Coral Sands Place Ne, Calgary

MLS® #A2144003

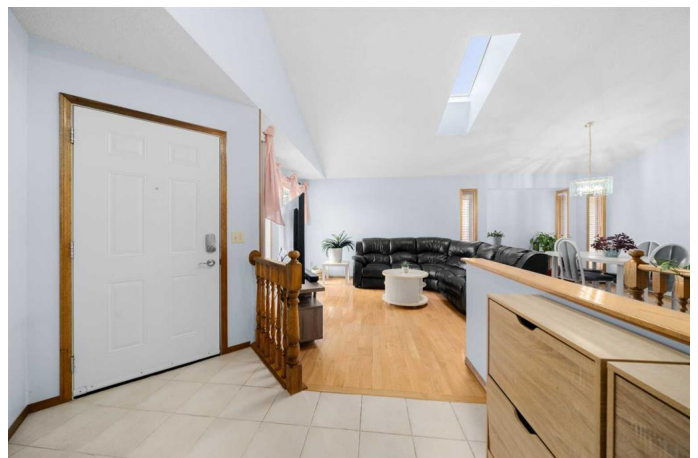
\$630,900

4 Bedroom, 2.00 Bathroom, 1,353 sqft

Residential on 0.10 Acres

Coral Springs, Calgary, Alberta

FRONTING ONTO A GREENSPACE and playground sits this extremely WELL-MAINTAINED, ORIGINAL OWNER 3+1 bedroom bungalow. JUST A 5 MINUTE WALK TO THE LAKE, SCHOOL AND AMENITIES! An INSULATED AND DRYWALLED DOUBLE ATTACHED GARAGE keeps vehicles safely out of the elements. Grand CATHEDRAL CEILINGS and a sunny SKYLIGHT create an airy and inviting ambience in the living and dining rooms. Extra windows stream in bright south sunshine illuminating the HARDWOOD FLOORS. The household's chef will love the layout of the kitchen open to the breakfast nook with backyard views. GRANITE COUNTERTOPS, a peninsula island, a new stainless steel fridge and hood fan and a REVERSE OSMOSIS WATER DRINKING SYSTEM further add to the functionality and style. Retreat at the end of the day to the primary oasis – true owner's escape thanks to the large WALK-IN CLOSET and PRIVATE 4-PIECE ENSUITE. 2 additional bedrooms and another full bathroom are also on this level. A ton of additional space to gather, work and play awaits in the partially finished basement which also includes a 4th bedroom and a large laundry room with a handy utility sink. The HOT WATER TANK WAS REPLACED IN 2012 and the ROOF SHINGLES IN 2014 adding to your peace of mind. Barbeque, entertain or unwind in the LOW-MAINTENANCE BACKYARD completely finished with concrete for lots of lounge space



and even an impromptu ball hockey game with the kids. A storage shed stores away seasonal items and keeps outdoor cushions dry on rainy days. Ideally located within this beautiful CALIFORNIAN-THEMED COMMUNITY offering endless year-round activities and events at the beach and lake plus has numerous green spaces, parks and walking paths. EXTREMELY WALKABLE LOCATION close to schools, shops, restaurants and services.

Built in 1991

Essential Information

MLS® #	A2144003
Price	\$630,900
Sold Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,353
Acres	0.10
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	109 Coral Sands Place Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3J2

Amenities

Amenities	Beach Access, Boating, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
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Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated
Interior	
Interior Features	Ceiling Fan(s), Granite Counters, Low Flow Plumbing Fixtures, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 25th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	390.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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