

# \$647,000 - 115 Coral Springs Circle Ne, Calgary

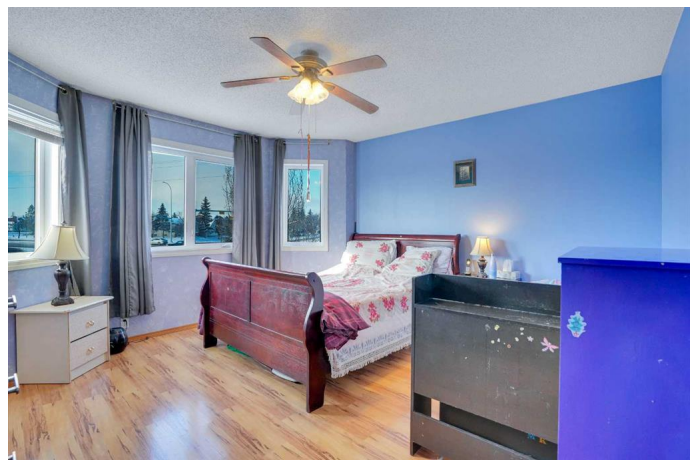
MLS® #A2195064

**\$647,000**

3 Bedroom, 3.00 Bathroom, 1,680 sqft  
Residential on 0.12 Acres

Coral Springs, Calgary, Alberta

VERY NEAT AND CLEAN 2STORY 1679.94 SQ.FT. HOUSE IN THE DESIRABLE LAKE COMMUNITY OF CORAL SPRINGS.HAS MANY RECENT UPGRADES.LIKE ALL THE 3 BATHROOMS RENOVATED IN [2023].NEW SHINGLES IN[2020].NEW STUCCO[2020] 8 NEW WINDOWS IN [2020]. MASTER BEDROOM WINDOWS ARE TRIPLE PANE GLASS.NEW DECK IN [2020].NEW HARDWOOD FLOORS IN LIVING ROOM[2020].NEW LIGHT FIXTURES IN[2019].NEW DISHWASHER IN2022. NEW HOTWATER TANK IN 2014. HOUSE ALSO INCLUDES 4 OUTDOOR SECURITY CAMERAS AND A DOOR BELL CAMERA[INSTALLED IN 2024] HOUSE COMES WITH HUGE LIVING ROOM,DINING ROOM,KITCHEN WITH NOOK AREA LEADING TO BACK DOOR AND A HUGE DECK.MAIN FLOOR HALF BATH AND LAUNDRY.UPPER LEVEL MASTER BEDROOM WITH FULL BATH AND WALK-IN CLOSET,2 OTHER BEDROOMS. BONUS ROOM WITH GAS FIRE PLACE AND VAULTED CEILING,FULLY FINISHED BASEMENT WITH HUGE FAMILY ROOM,ROUGH -IN BATHROOM AND ENOUGH ROOM FOR AN OTHER BEDROOM.BASEMENT HAS SEPARATE ENTRANCE THROUGH THE GARAGE.DOUBLE FRONT ATTACHED GARAGE.CORAL SPRINGS INCLUDES LAKE FACILITIES,FISHING,TABLE TENNIS,BEACH. CLOSE TO ALL THE



AMENITIES LIKE BUS,SCHOOLS AND SHOPPING.VERY EASY TO SHOW. SHOWS VERY WELL.

Built in 1996

### Essential Information

MLS® #	A2195064
Price	\$647,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,680
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	115 Coral Springs Circle Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 3p5

### Amenities

Amenities	Beach Access, Clubhouse, Boating
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Kitchen Island
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Garden, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	46
Zoning	R-CG
HOA Fees	371
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage METRO
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