

**115 Coral Springs Circle NE
Calgary, Alberta**

MLS # A2184667



\$669,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Home security cameras (4), doorbell camera.

Two storey house with 1600 sq ft+ floor space. Double front attached garage. Finished basement with rough-in washroom, family room/recreational room, and a huge space for a fourth bedroom. Basement has a separate entrance through the garage. Main level has a living room, dining room, and kitchen with nook area, leading to back door and a huge deck. Main floor laundry. Upper level with two bedrooms plus primary bedroom with 4pc ensuite and walk-in closet. Upper level includes another 4pc washroom and huge family room. Huge backyard, grass maintained well with weed control by a landscaping company. All three washrooms newly renovated (2023). New asphalt roof (2020), new stucco (2020), 8 new windows (2020, master bedroom windows are triple glass), huge new deck (2020), new hardwood flooring in living room (2020), new lighting in the kitchen and dining room (2019), all new stainless-steel kitchen appliances (refrigerator, stove, dishwasher, microwave, range hood - all replaced in 2019, dishwasher in 2022), new hot water tank (2014), central humidification system installed (2017). House also includes four outdoor security cameras and a doorbell camera (installed in 2024). Community includes lake facilities (free BBQ, fishing, beach, table tennis, volleyball, basketball, etc.). Close to blue line C-Train station and main highways, as well as bus routes, groceries, schools, shopping, restaurants, etc.