



\$ 629,900.00

36 CORAL SANDS COURT NE CALGARY

<https://paulbrinton.com>

Amazing Opportunity knocks with this 6 Bedroom WALKOUT backing onto pathways! Live the Exclusive Lake Lifestyle in this Bi-level on a HUGE pie-shaped lot featuring 3,050 Sqft of space designed for comfort. As you enter you will find a spacious foyer leading to open living room with a 3-way fire...

- 6 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bi-Level

MLS ® #: A1162377

Type: Detached

Bedrooms: 6

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-20 08:52:22

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 11/20/21

Lot size: 7072 sq ft

Year built: 1993

Parking: Double Garage Attached, Driveway, Heated Garage

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Association Amenities: None

Community Features: Lake, Park, Schools Nearby, Playground, Street Lights, Tennis Court(s), Shopping Nearby

Fencing: Fenced

Cooling: None

Total Parking: 5

Flooring: Carpet, Ceramic Tile, Hardwood

Fireplace Features: Gas, Living Room, Mantle, Recreation Room, Three-Sided

Exterior Features: None

District: CAL Zone NE

Inclusions: Pool table, fire pit and surrounding white chairs, gas BBQ, garage heater, outdoor shed, and hot tub.



Interior Features: French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Roof Type: Asphalt Shingle

Lot Features: Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neighbours Behind, Landscaped, Pie Shaped Lot

Heating Type: Forced Air, Natural Gas

PROPERTY INFORMATION

Basement: Finished, Separate/Exterior Entry **Levels:** Bi-Level, Walk-Out

Laundry features: Laundry Room, Main Level

Transaction Type: For Sale

Photo Count: 41

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher, Dryer, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Subdivision Name: Coral Springs

Lot Size Acres: 0.16

Zoning: RC-1

List Price Square Foot: \$ 390.27

Rooms Above Grade: 7

Suite: No

Frontage Metres: 7.79M 25`7"

Living Area SF: 1614.00

Structure Type: House

Restrictions: None Known

