



\$ 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

**Zoning:** RC-1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 390.27

**Photo Count:** 41

**Rooms Above Grade:** 7

**Construction Materials:** Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.79M 25`7"

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

**Living Area SF:** 1614.00

**Subdivision Name:** Coral Springs

**Structure Type:** House

**Lot Size Acres:** 0.16

**Restrictions:** None Known

