



\$ 479,900.00

770 CORAL SPRINGS BOULEVARD NE CALGARY

<https://paulbrinton.com>

Welcome to the pristine lake community of Coral Springs! Located just 2 minutes from both lake entrances. This home was fully painted in 2020 and has many unattached additions worth over \$20,000.00. THIS HOME IS FULLY FURNISHED AND READY TO MOVE IN! The upper level of this home features a...

- 3 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1155106

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 20:32:17

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 10/20/21

Two Piece Bath: 1

Lot size: 4336 sq ft

Year built: 1997

Parking: Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Beach

Access,Boating,Clubhouse,Gazebo,Other,Park,Parking,Party Room,Picnic Area,Playground,Racquet Courts,Recreation Room

Fireplace Features: Family Room,Gas,Mantle

Exterior Features: Barbecue,Fire

Pit,Garden,Lighting,Private Yard,Rain Gutters,Storage

District: CAL Zone NE

Total Parking: 6

Flooring: Carpet,Laminate

Water Source: Public

Community Features:

Airport/Runway,Clubhouse,Fishing,C Nearby,Playground,Sidewalks,Street Court(s),Shopping Nearby

Fencing: Fenced

Cooling: Central Air



Inclusions: Central Air Conditioning, LED (Bluetooth) lights on outside of the home, Security panel, sensors, and cameras, all other goods are negotiable.

Interior Features: Bar, Bookcases, Fan(s), Chandelier, Dry Bar, Granite Ceilings, Jetted Tub, No Animal Home, Open Floorplan, Recreation Closet(s), Wired for Sound

Lot Features: Back Yard, Close to Clubhouse, Front Yard, Lawn, Garden, Many Trees, Yard Lights, Paved, Rectangular Lot

Roof Type: Asphalt Shingle

Heating Type: Fireplace(s), Forced Air, Hot Water

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Laundry Room, Main Level, Sink

Zoning: City of Calgary

Transaction Type: For Sale

List Price Square Foot: \$ 325.48

Title Land: Fee Simple

Photo Count: 29

Rooms Above Grade: 6

Construction Materials: Concrete, Stone, Vinyl Siding, Wood Frame

Quarter: NW

Section: 1

Range: 29

Suite: No

Foundation: Poured Concrete

Frontage Metres: 34.73M 113` 11"

Appliances: Central Air Conditioner, Dishwasher, Disposal, Dryer, Electric Cooktop, Electric Oven, Electric Water Heater, Freezer, Garage Control(s), Microwave, Refrigerator, Satellite TV Dish, Washer, Washer/Dryer, Water Softener, Window Coverings

Living Area SF: 1474.45

Subdivision Name: Coral Springs

Structure Type: House

Lot Size Acres: 0.10

Outbuildings: Shed

Restrictions: Utility Right Of Way

