

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

MLS® #A2195064

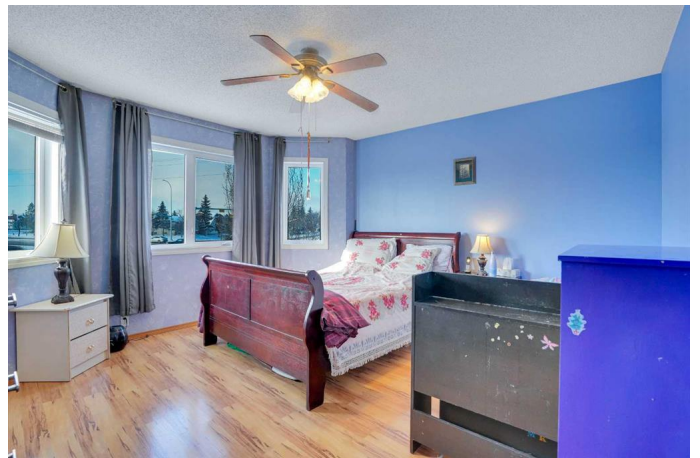
**\$647,000**

4 Bedroom, 4.00 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 CAMERSAS 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,FULL BATHROOM AND ONE 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       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| 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 | Closet Organizers, Kitchen Island, Bathroom Rough-in   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Refrigerator |
| Heating           | Forced Air   |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard, Garden, Lighting    |
| 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 | 80                  |
| Zoning         | R-CG                |
| HOA Fees       | 371                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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