

# \$699,900 - 125 Coral Shores Court Ne, Calgary

MLS® #A2224130

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,877 sqft

Residential on 0.18 Acres

Coral Springs, Calgary, Alberta

Welcome home to Coral Shores Court! Original owners of this well maintained 1876 sq/ft home that offers 4 bedrooms up and a large private main floor den. Numerous upgrades include a clay tile roof, brand new high efficiency furnace (installed last week), On demand hot water system, central air conditioning, a heat recovery ventilation system & heated garage. This home has triple pain windows throughout and is 2x6 construction with an additional 2 inches of rigid foam insulation under the siding making for a very energy efficient home. The main floor features a large entrance with spacious main floor den that could be a bedroom, A main floor laundry room and 2 piece bathroom. There is also a large living area with gas fireplace that is open to the kitchen and dinning space making a great place to entertain family and friends. Large windows over looking the expansive deck and a yard that will blow your mind! One of the largest lots in the neighbourhood offering 709 square metres of trees, shrubs & lawn that make it very private. The upper floor of this home features new carpet in all 4 bedrooms, stairs and hallways. New vinyl plank flooring in the kitchen & dining as well as the front entry was just installed. Most of the house has been freshly painted, Air conditioning was just serviced and all ducting in the house was professionally cleaned. This home backs onto the community pathway system that offers quick access to the lake entrance all all the



community amenities. Numerous schools are only a few minutes away and there is easy access to transit and shopping. Call today for your private viewing.

Built in 1996

### Essential Information

MLS® #	A2224130
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,877
Acres	0.18
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	125 Coral Shores Court Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3K2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Jetted Tub, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer,

	Garage Control(s), Microwave, Range Hood, Washer, Satellite TV Dish, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Private, Many Trees
Roof	Clay Tile
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	390
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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