

99 Coral Springs Boulevard NE
Calgary, Alberta

MLS # A2241361

\$739,900

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|-----------|--|--------|-------------------|
| Division: | Coral Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,132 sq.ft. | Age: | 1991 (34 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Close to Clubhouse, Landscaped, Private | | |

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Crown Molding, Granite Counters, Kitchen Island | | |

Inclusions: none

VERY NEAT AND CLEAN,FORMER SHOWHOME,ACROSS FROM MAIN BEACH, IDEALLY LOCATED RIGHT ACROSS FROM THE MAIN BEACH HOUSE AND LAKE ENTRANCE. MAIN FLOOR LIVING ROOM AND FAMILY ROOM,FAMILY ROOM WITH GAS FIRE PLACE AND BUILT-IN CABINETS..KITCHEN WITH GRANITE COUNTER TOPS,ALL THE BATHROOMS WITH GRANITE COUNTERTOPS,KITCHEN WITH ISLAND AND PANTRY.,FORMAL DINING ROOM AND HALF BATH AND LAUNDRY ON THE MAIN LEVEL.UPPER LEVEL WITH 4 BEDROOMS. MASTER WITH FULL BATH EN-SUITE AND WALK-IN CLOSET. MASTER WITH JETTED TUB AND SEPARATE SHOWER.FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE.[ONE OF THE BEDROOM IN THE BASEMENT WITHOUT WINDOW.] A WRAP-AROUND DECK DESIGNED FOR ENTERTAINING,COMPLIMENTED BY A FRONT YARD FOUNTAIN AND CONCRETE PATHWAY.HOUSE IS LOADED WITH UPGRADES LIKE ACRYLIC STUCCO,CEDAR SHAKE,CROWN MOLDING,KNOCKDOWN CEILING OVERSIZE DOUBLE FRONT HEATED GARAGE AND THE LIST GOES ON. THIS HOUSE SHOWS PRIDE OF OWNERSHIP THROUGHOUT.A MUST TO SEE TO APPRECIATE.