

187 Coral Keys Villas NE
Calgary, Alberta

MLS # A2212408

\$730,000

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|-----------|---|--------|-------------------|
| Division: | Coral Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,806 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Corner Lot, Cul-De-Sac, Few Trees, Garden, Landscaped, Private | | |

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|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: GARDEN SHED.

Dare to compare !! Quiet Cul De Sac location, Custom 2-storey split property in a show home condition with over 2,300 sq. ft. of total development. Hardwood floors throughout the whole house. From the main entrance an open living & dining room area, beautiful SW sunny kitchen with a breakfast nook, granite counters, stainless-steel appliances, some smart upgrades to kitchen cabinets drawers for easy use, directly off the kitchen access to the landscaped backyard with good size vinyl tier maintenance-free deck for your family/friends weekend BBQ gathering. Sunken family room with cozy fireplace, main floor laundry room and half bathroom. Second floor big master bedroom with 3-pc ensuite (shower), 2 additional bedrooms and a full bathroom. Basement is developed into 2 parts, one with a large open room that has a partially heated floor, and the second left as a part that could be used as a hobby/workshop or storage area. Newer windows, some kitchen cupboards with a custom made smart shelves, water tank (7 years), garage insulated with a heater. Great location, beautiful family home, lake community, close to schools and shopings, easy access in and out, minutes to McKnight Blvd. and Stoney Trl.