

# \$1,299,900 - 146 Coral Shores Cape Ne, Calgary

MLS® #A2210281

**\$1,299,900**

6 Bedroom, 4.00 Bathroom, 2,551 sqft

Residential on 0.16 Acres

Coral Springs, Calgary, Alberta

**\*\*OPEN HOUSE SAT Apr 26 2-4 pm\*\*** Life on the lake is no longer just a dream, it can be your reality. Located in the popular family community of Coral Springs is Calgary's North East this well-maintained property sits on a massive 0.16 acre lot with a sunny south exposure looking directly to the wide part of the lake. Upgraded landscaping including a backyard patio that is over 1500 square feet, as well as a private dock right on the lake ensures you can enjoy the magnificent outdoor space to the fullest. Other features include an oversized double front garage and a fully finished walkout basement with a full second kitchen, separate laundry and two additional bedrooms. With over 3600 square feet of developed space and a total of six bedrooms and three and a half bathrooms, this one can handle a large family. Inside there is a traditional center staircase floor plan with a formal living and dining room, an office/den and an open kitchen, breakfast nook and family room, with a soaring 17-foot ceiling, all overlooking the lake at the back. Upstairs there are four bedrooms including a massive primary with full five-piece ensuite with soaker tub and double vanity, a walk through his & hers closets. Three additional generous bedrooms and a shared bath complete this level. Situated on a quiet cul-de-sac the location could not be better. This popular community is close to many amenities, offers good access to transportation and access to all of the great offerings of the Coral Springs



Residents Association. This is a fantastic and rare offering. Come and see for yourself today.

Built in 1999

### **Essential Information**

MLS® #	A2210281
Price	\$1,299,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,551
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	146 Coral Shores Cape Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3T8

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Beach Front

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Balcony, Dock
Lot Description	Beach, Irregular Lot, Lake, No Neighbours Behind, Views
Roof	Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	18
Zoning	R-CG
HOA Fees	779
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
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