

125 Coral Shores Court NE
Calgary, Alberta

MLS # A2224130



\$679,900

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| Division: | Coral Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,877 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, F | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Jetted Tub, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: washer, dryer, fridge, stove, dishwasher, BBQ, deep freeze, pool table & accessories, central air, heat recovery ventilation, garage heater, garage workbench,

Welcome to Coral Shores Court – A Home Designed for Comfort, Efficiency, and Space! Proudly offered by the original owners, this beautifully maintained 1,876 sq. ft. home features four spacious bedrooms upstairs and a large main floor den, perfect for a home office or guest room. This property is packed with high-quality upgrades, including a brand new high-efficiency furnace, Ethernet connection in each room, on-demand hot water system, central air conditioning, a heat recovery ventilation system, heated garage, and a durable clay tile roof. Built for energy efficiency, the home boasts triple-pane windows, 2x6 construction, and an additional 2 inches of rigid foam insulation under the siding. Step inside to a welcoming foyer that opens into a bright, functional main floor. Highlights include a generous den, convenient main-floor laundry, a 2-piece bathroom, and a spacious open-concept living area complete with a gas fireplace. The kitchen and dining room flow seamlessly together, offering the perfect setting for entertaining family and friends. Large windows at the back of the home overlook the expansive deck and stunning backyard—one of the largest lots in the neighbourhood at 709 square metres. Surrounded by mature trees and shrubs, it offers incredible privacy and space for outdoor living. Upstairs, you’ll find new carpet throughout all four bedrooms, stairs, and hallways. The kitchen, dining area, and front entry feature brand-new vinyl plank flooring. Most of the home has been freshly painted, and the air conditioning unit was recently serviced. The entire duct system has also been professionally cleaned for your peace of mind. Backing onto the community pathway system, this home offers easy access to the lake entrance and all the amenities Coral Springs has to offer. With schools, transit, and shopping just minutes away, this is a location

that truly has it all. Don't miss your chance to view this exceptional property—book your private showing today!