



GRASSROOTS
REALTY GROUP

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319 Coral Cove NE
Calgary, Alberta

MLS # A2236455



\$439,900

Division:	Coral Springs		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 377
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this exceptional townhome, nestled in a secure, gated community within the family-friendly neighborhood of Coral Springs. This well-maintained residence offers a peaceful and secure living environment, featuring limited access for authorized individuals only. Enjoy the tranquility of lake access and the convenience of being just steps away from shopping, schools, parks and more. As you enter, you're welcomed by an open-concept layout that seamlessly flows into a captivating kitchen complete with ample cabinetry. The adjacent dining area enhanced by a cozy fireplace creates the perfect ambiance for chilly evenings. The expansive family room offers plenty of space for relaxation and gatherings and a side door leads to a convenient rear entrance. Upstairs, the master suite features a private ensuite and a spacious walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper level. For your convenience, a single attached garage provides ample parking and storage space. The unfinished basement presents a fantastic opportunity to add your personal touch and create additional living space. This is an opportunity you don't want to miss—schedule your private showing today and envision yourself settling into your new home!