



**GRASSROOTS**  
REALTY GROUP

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**319 Coral Cove NE**  
**Calgary, Alberta**

**MLS # A2236455**



**\$439,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d33
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!