



GRASSROOTS
REALTY GROUP

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206 Coral Cove NE
Calgary, Alberta

MLS # A2254111



\$359,900

Division:	Coral Springs		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lake, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 373
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Located in the heart of the desirable lake community of Coral Springs, this beautifully maintained 2-bedroom, 2.5-bathroom townhome with over 1,450 sqft of above-grade living space is a perfect blend of comfort, convenience, and value, all for under \$400,000! As you enter this gated complex, you'll immediately feel at home with its treelined streets, ample visitor parking, and welcoming neighbours. Step inside and discover a bright, open-concept main floor featuring a spacious living room, gas fireplace, main floor laundry, powder room, and direct access to your single attached garage. Everything is designed for easy living. Upstairs, you'll love the bonus room, ideal as a TV area, home office, or flexible space, plus a full bathroom and two generous bedrooms. The primary suite is a true retreat, complete with a 5-piece ensuite and a walk-in closet. The basement is unspoiled and ready for your personal touch. Create the perfect additional living space, home gym, or storage. This property offers exceptional value, low-maintenance living, and the perks of lake access. Single attached garage and driveway parking!! Whether you're a first-time buyer, downsizing, or investing, don't miss your chance to own in this well-managed, secure, and family-friendly community! Book your showing today. Opportunities like this don't last!