



GRASSROOTS
REALTY GROUP

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202 Coral Cove NE
Calgary, Alberta

MLS # A2269851



\$369,900

Division:	Coral Springs		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Gazebo, Lake, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this Gorgeous cul-de-sac town home in a gated community with a total living space of 1,270.32 st ft in the popular lake community of Coral Springs. Pride of ownership is evident in this well-kept 2 bedrooms + den, 2.5-bathroom end unit family home with an attached garage and a full driveway situated in a private gated community of Coral Cove Estates. Enter into a bright & open main floor with stylish high ceiling open to below for that airy feeling, windows throughout providing plenty of sunshine, a chandelier, and stunning cherry-stained hardwood flooring. The layout is fantastic with a Sunny living room with a cosy corner fireplace, next to the dining area overlooking the crisp white kitchen featuring ample counter space, lots of white cabinets for storage and modern kitchen immaculate appliances. The door in the kitchen leads to a concrete patio perfect for BBQs. Rounding out the main floor is the convenient laundry room and the guest bathroom. Upstairs, you'll find a huge Primary bedroom with a walk-in closet and 4-piece ensuite, an additional bedroom with good closet space and a full bathroom. The basement is wide open feature. It is a family room ideal for late-night family bonding, a den for extra accommodation or you can convert it to your private home office plus plenty more extra storage space. Out back is your private patio & BBQ area. You'll have an attached garage with more room for storage and work area plus a full driveway and lots of parking space for guests off-street. As a resident, enjoy a quiet neighbourhood and security as there are CCTVs monitoring common areas. You will also have access to the lake, beach, tennis courts, fishing and boating and many more amenities. Excellent maintenance and snow removal crew and Keyed access to waste disposal shed. Spectacular location! Steps away from the

community's private lake, Circle K, schools, shops, Stony Trail via McKnight Blvd and more. Don't miss out on your chance to live in this premium complex!