



GRASSROOTS
REALTY GROUP

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501 Coral Cove NE
Calgary, Alberta

MLS # A2280990



\$374,786

Division:	Coral Springs		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Secure & Gated community with lake privileges. This beautifully maintained corner end-unit townhome offers nearly 1,300 sq ft of living space with 2 bedrooms, 2.5 bathrooms, a skylight, and a sunny west-facing backyard. The bright open main level features a cozy corner gas fireplace, spacious kitchen with raised breakfast bar, dining area with patio access, half bath, and large foyer. Upstairs includes a generous primary bedroom with his & hers walk-through closets and a luxurious ensuite, plus a second bedroom, full bath, convenient upper-floor laundry, and a versatile nook. Unfinished basement ready for future development. Enjoy a private west-facing yard, large green space, single attached garage, and steps to the lake, parks, schools, shopping, transit, and full Coral Springs lake amenities. Call your realtor for a showing before it's too late.