



**72 Coral Reef Close NE
Calgary, Alberta**

MLS # A2135275



\$1,200,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,075 sq.ft.	Age:	2000 (24 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Baseboard, Electric, Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Vinyl Siding

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: Seller expressed interest to leave house furnished buyer can deal directly with seller

Welcome to this hidden gem in community called Jewel of NE (Coral springs) with controlled access to maintained man made lake not like other communities call ponds as lakes. Rare opportunity to own this large and well kept house, a dream come true for large families with 7 bedrooms and 4 full baths over 4250 s/f of living space . Newley renovated kitchen with new Commercial style Range hood, all stainless steel appliances ,all new flooring all floors and washrooms are renovated to current trend - easy access to community parks and the # 21 & 55 bus stops just steps away. Great friendly dog park and walking path right around the community to enjoy the summers. walkout lot (rough-in plumbing and gas line in place as in past there use to be wet bar in basement). A property like this hardly comes around for sale -bedroom and full bath on main floor for seniors living with family is a big plus - to believe is to see it - Professionally installed all season permanent holiday expensive lights - seller expressed they would want to sell the house furnished as is (Furnished items to be negotiated with seller directly) . EVRYTTHING ABOUT THIS HOUSE IS AT LARGE SCALE.