



**6 Coral Sands Place NE
Calgary, Alberta**

MLS # A2141660



\$699,990

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Discover this meticulously maintained Jayman-built 2-storey residence, located in a sought-after lake community of Coral Springs on a spacious corner lot, this home offers unparalleled convenience to amenities including transit, schools, shopping, and major highways. The main level boasts an inviting open floor plan featuring a sizable family room, a cozy living area with a gas fireplace, an island kitchen with a generous nook, a separate dining space, a convenient half bathroom, and laundry facilities. Upstairs, retreat to the master bedroom complete with a walk-in closet and a luxurious 4-piece ensuite featuring a jetted tub. Two additional bedrooms and another 4-piece bathroom complete this level. The fully finished basement extends the living space with a substantial recreation room, a 3-piece bathroom, and two more spacious bedrooms. Notable highlights include an immaculate front double attached garage, RV parking pad, an enclosed patio with a skylight installed few years ago and equipped with a gas line for a BBQ with hood fan, air conditioning, a new roof, and a low maintenance backyard with outdoor rubber flooring. Inside, upgrades feature new flooring throughout, vaulted ceilings, and a tool shed with electrical lights and plug-ins. This pet-free and smoke-free residence is an exceptional find, awaiting your visit to fully appreciate its unique charm, walking distance to the coral beach house.