



146 Coral Shores Cape NE
Calgary, Alberta

MLS # A2142332



\$1,385,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	1999 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Lake, Front Yard, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance		

Inclusions: Lower level stove, dishwasher, refrigerator, washer/dryer

Experience LAKESIDE LIVING in this stunning Coral Springs home sitting on a large 7082 sq ft lot! With over 3700 sq ft of living space including a total of 6 BEDROOMS, 3.5 BATHROOMS, WALKOUT BASMENT & OVERSIZED DOUBLE-ATTACHED GARAGE, this home is sure to impress! The main level features gleaming hardwood floors throughout, a formal living & dining room, a large office/den, kitchen and dining area, a cozy family room with a gas fireplace and a laundry room/mud room. The kitchen area leads to a spacious deck with beautiful views of the lake, perfect for morning coffees! Crystal chandeliers accent the dining room and kitchen nook. Upstairs the master suite offers breathtaking lake views, two walk-in closets, and a luxurious 6-piece en-suite bathroom. There are three additional bedrooms and a 4-piece bathroom. The fully finished lower level walks out to the lake and beautifully landscaped yard! Features include laminate floors, a 2nd washer and dryer, a kitchenette with a pantry & breakfast bar, a dining area, and a walk-out to the beautifully landscaped yard. It includes 2 BEDROOMS, both with egress windows and a 4-piece bathroom. There is ample storage along with dual furnaces and hot water tanks. Outside, enjoy \$50,000 in landscaping in your SW-facing backyard, including numerous trees (including a big apple tree) and a PRIVATE DOCK with DIRECT LAKE ACCESS. In addition to the lake, community members have access to tennis courts, basketball courts, a beach volleyball area, table tennis, boating, kayaking, rowboats, pedal boats, and fishing. The community features Coral Springs Lake, a 16-acre lake with two parks and linear walkways. Located on a quiet cul-de-sac, this exceptionally well kept home offers unparalleled comfort and scenic beauty in one of Calgary's premier lake communities. Book your viewing appointment today.