



**147 Coral Shores Landing NE  
Calgary, Alberta**

**MLS # A2147465**



**\$1,200,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Coral Springs  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,780 sq.ft.   | <b>Age:</b>   | 1997 (27 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, On Street    |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Lake, No Neighbours Behind, Open Lot, Private |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | Home Theatre Speakers (Main living room)  |                   |      |

Welcome to luxury lake living in the prestigious community of Coral Springs in the heart of the Northeast. This brick home is situated on a 6,600 sqft lot with private lake access. It features an abundance of natural light and privacy. Fishing, paddle boating, or just relaxing lakeside, this home has it all. The Interior features six Bedrooms, three and a half bathrooms, and tons of entertainment space. The main floor features high ceilings, an office, and two living areas. Upstairs, you have four bedrooms plus a bonus room with tons of room for any use. The basement is entirely walkout to grade and features two bedrooms and a wet bar. The highlight of the basement is the 292 sqft sunroom, freshly built! Not to mention, the home has central air conditioning for those hot summer days! Many lake and community features include benches, basketball courts, beach volleyball, and more. It is close to shopping, schools, and other amenities. Book a showing today to truly see this beautiful home in person.