



GRASSROOTS
REALTY GROUP

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206 Coral Cove NE
Calgary, Alberta

MLS # A2196142



\$415,000

Division:	Coral Springs		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 373
Basement:	Full, Unfinished	LLD:	-
Exterior:	Manufactured Floor Joist, Silent Floor Joists, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	-
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Coral Cove Estates a Gated Complex of Townhomes! An excellent 2 bedroom, 2Story town home, located in the community of Coral Springs. A premier NE lake community. This home offers over 1400 square feet of developed living space on two levels and a roomy unspoiled basement with R/I for plumbing for you to put your personal touch to!. The open floor plan with bright spacious rooms, makes it a great home for everyday living and entertaining. The main floor features a large kitchen with ample Granite counter and cupboard space, a spacious living room with a gas fireplace, and a dining room. 2 piece bathroom and laundry on the main level. Upstairs you'll find a large bonus room, a "Huge" master bedroom with a walk-in closet and a luxurious ensuite with soaker tub and separate shower. One other large bedroom and a 4 piece main bath completes this level. You will also have access to the lake, beach, tennis courts, fishing and boating and many more amenities. Excellent grounds care and snow removal crews and keyed access to waste disposal shed. Spectacular location! Steps away from the community's private lake, Circle K, Schools, Shops and easy quick access to Stony Trail via McKnight Blvd. Don't miss out on your chance to live in this exceptional complex!