



**GRASSROOTS**  
REALTY GROUP

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**128 Coral Shores Cape NE**  
**Calgary, Alberta**

**MLS # A2197190**



**\$979,900**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Landscaped, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Chair Lift, R.I. Vacuum

Lake Lifestyle in your Backyard! Stop and look at this Walk-Out Bungalow BACK onto the LAKE located in the quiet cul-de-sac w/ a large pie-shaped lot in the Lake community of Coral Springs! | Total 2,898 sq.ft. of fine living space & Boasting 2+5 Beds, a 4pc Bath, 2 Half Baths, plus a Walk-in Shower | Sunny East-facing Front Exposure | 14' high Vaulted Ceiling on Main Floor | Own a Private Dock in your Backyard & direct access to the Lake | Double Attached Garage | **\*\*CHECK OUT THE 3D VIRTUAL TOUR\*\*** | When you walk in, there is a Formal Dining Room w/ a big window on your left-hand side. A 14' Vaulted Ceiling and an open concept in the Kitchen, Nook, and Living Room area. The large white Kitchen offers a center island w/ an eating bar, a corner pantry, and many cabinets. It is adjacent to the Nook that leads you to your private Deck w/ a beautiful view of the Lake. The Living Room has an Open to below space that you can close off to gain more square footage and has a big window to enjoy the Lake view. There are 2 bedrooms on the Main level with one Full bathroom with wheelchair access and a Soaker Tub, and 1 half bath. In this fully finished Walk-out Basement w/ the Stair Lift, there are 5 bedrooms, and 3 pc bath (walk-in shower). There is a large Family Room w/ a gas fireplace, it is open to above w/ a 20'11' ceiling high, and 2-storey windows that introduce tons of sunlight. Walk out from your basement, you will see the unobstructed lake views w/ your private Dock for loading your boat in your Landscaped Backyard. Perfect for outdoor activities lovers! This house is wheelchair accessible from your front driveway with paved walkways up to your door, and 2 walk-in showers on main and lower level. The lake has 2 sandy beaches. Enjoy summer and winter activities like beach volleyball, swimming, boating, fishing, picnic

areas with playgrounds, barbecues, fire pit, basketball, tennis, ice hockey, ice fishing, and skating. Close to schools, dog parks, supermarkets, and restaurants. Easy access to the Airport and Stoney Trail. Don't miss this rare opportunity!