



GRASSROOTS
REALTY GROUP

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315 Coral Reef Manor NE
Calgary, Alberta

MLS # A2207699



\$725,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,700 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Basement goods: Electric Stove, Refrigerator, hood fan, washer, Dryer.

PRICE REDUCED!! Beautiful Large Bungalow 1699 SQFT with *DOUBLE DOOR ENTRY* in Great Community of Coral Springs NE Calgary. Fished 2 bedrooms' large walk out (illegal) basement (1551 SQFT),basement have large living room (can be converted easily to 3rd bedroom), new kitchen, den, Separate side by side laundry, Large master bedroom on main floor with walk-In-Closet and 5 pic bath,very nice 2nd bedroom, large Den with built-in cabinets-counter and can be used as study room, office, family room or 3rd bedroom, Large living room with a double sided gas fireplace and big Dining room. Oversized double door garage (20.1 X 23.7). Don't miss the chance to buy this Cul-De-Sac,near shopping, Public Transit and very good location Bungalow with Walk-Out-Basement and large Lot!