



**105 Coral Springs Close NE
Calgary, Alberta**

MLS # A2306466



\$699,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Paid For
Features:	Central Vacuum, Granite Counters		

Inclusions: n/a

This beautiful and spacious home is located in a quiet cul de sac and backs onto a green space, an ideal home with a total of 6 bedrooms, 4 on upper level and 2 in the basement. Basement was developed by the original builder. Other features include two fireplaces, one on main one in basement (sellers never used them, as is) Main floor laundry, family and living rooms, kitchen, separate dining room. master bedroom has an upgraded expensive full bath, total 3 full and one half baths. Beautiful hardwood, tiled and carpet floors. Kitchen was renovated in 2017, furnace app. 10 yr. old. Carpets may need a replacement, this leaves buyer to decide. Home comes with water softener and air conditioning. Rear deck: 16'8"x14'. Right side of fences replaced with new. Sellers are motivated.