

# \$699,900 - 125 Coral Shores Court Ne, Calgary

MLS® #A2224130

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,877 sqft

Residential on 0.18 Acres

Coral Springs, Calgary, Alberta

Welcome home to Coral Shores Court!  
Original owners of this well maintained 1876 sq/ft home that offers 4 bedrooms up and a large private main floor den. Numerous upgrades include a clay tile roof, brand new high efficiency furnace (installed last week), On demand hot water system, central air conditioning, a heat recovery ventilation system & heated garage. This home has triple pain windows throughout and is 2x6 construction with an additional 2 inches of rigid foam insulation under the siding making for a very energy efficient home. The main floor features a large entrance with spacious main floor den that could be a bedroom, A main floor laundry room and 2 piece bathroom. There is also a large living area with gas fireplace that is open to the kitchen and dinning space making a great place to entertain family and friends. Large windows over looking the expansive deck and a yard that will blow your mind! One of the largest lots in the neighbourhood offering 709 square metres of trees, shrubs & lawn that make it very private. The upper floor of this home features new carpet in all 4 bedrooms, stairs and hallways. New vinyl plank flooring in the kitchen & dining as well as the front entry was just installed. Most of the house has been freshly painted, Air conditioning was just serviced and all ducting in the house was professionally cleaned. This home backs onto the community pathway system that offers quick access to the lake entrance all all the



community amenities. Numerous schools are only a few minutes away and there is easy access to transit and shopping. Call today for your private viewing.

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224130    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,877       |
| Acres          | 0.18        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 125 Coral Shores Court Ne |
| Subdivision | Coral Springs             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 3K2                   |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Jetted Tub, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, |

|                 |                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------|
|                 | Garage Control(s), Microwave, Range Hood, Washer, Satellite TV Dish, Tankless Water Heater |
| Heating         | Forced Air, Natural Gas                                                                    |
| Cooling         | Central Air                                                                                |
| Fireplace       | Yes                                                                                        |
| # of Fireplaces | 1                                                                                          |
| Fireplaces      | Gas, Living Room                                                                           |
| Has Basement    | Yes                                                                                        |
| Basement        | Full, Unfinished                                                                           |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Private, Many Trees |
| Roof              | Clay Tile                                                                                                  |
| Construction      | Vinyl Siding                                                                                               |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |
| HOA Fees       | 390            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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