



# 109 Coral Sands Place Calgary Alberta

\$630,900

FRONTING ONTO A GREENSPACE and playground sits this extremely WELL-MAINTAINED, ORIGINAL OWNER 3+1 bedroom bungalow. JUST A 5 MINUTE WALK TO THE LAKE, SCHOOL AND AMENITIES! An INSULATED AND DRYWALLED DOUBLE ATTACHED GARAGE keeps vehicles safely out of the elements. Grand CATHEDRAL CEILINGS and a sunny SKYLIGHT create an airy and inviting ambience in the living and dining rooms. Extra windows stream in bright south sunshine illuminating the HARDWOOD FLOORS. The household's chef will love the layout of the kitchen open to the breakfast nook with backyard views. GRANITE COUNTERTOPS, a peninsula island, a new stainless steel fridge and hood fan and a REVERSE OSMOSIS WATER DRINKING SYSTEM further add to the functionality and style. Retreat at the end of the day to the primary oasis - true owner's escape thanks to the large WALK-IN CLOSET and PRIVATE 4-PIECE ENSUITE. 2 additional bedrooms and another full bathroom are also on this level. A ton of additional space to gather, work and play awaits in the partially finished basement which also includes a 4th bedroom and a large laundry room with a handy utility sink. The HOT WATER TANK WAS REPLACED IN 2012 and the ROOF SHINGLES IN 2014 adding to your peace of mind. Barbeque, entertain or unwind in the LOW-MAINTENANCE BACKYARD completely finished with concrete for lots of lounge space and even an impromptu ball hockey game with the kids. A storage shed stores away seasonal items and keeps outdoor cushions dry on rainy days. Ideally located within this beautiful CALIFORNIAN-THEMED COMMUNITY offering endless year-round activities and events at the beach and lake plus has numerous green spaces, parks and walking paths. EXTREMELY WALKABLE LOCATION close to schools, shops, restaurants and services. (id:6769)

Bedroom 13.58 Ft x 11.75 Ft

Dining room 11.75 Ft x 8.17 Ft

Living room 14.50 Ft x 11.42 Ft

Kitchen 11.75 Ft x 9.33 Ft

Breakfast 11.75 Ft x 9.50 Ft

Primary Bedroom 13.50 Ft x 12.92 Ft

Bedroom 10.33 Ft x 9.42 Ft

Bedroom 10.00 Ft x 8.92 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca