

# \$1,198,800 - 147 Coral Shores Landing Ne, Calgary

MLS® #A2221316

**\$1,198,800**

7 Bedroom, 4.00 Bathroom, 2,780 sqft

Residential on 0.15 Acres

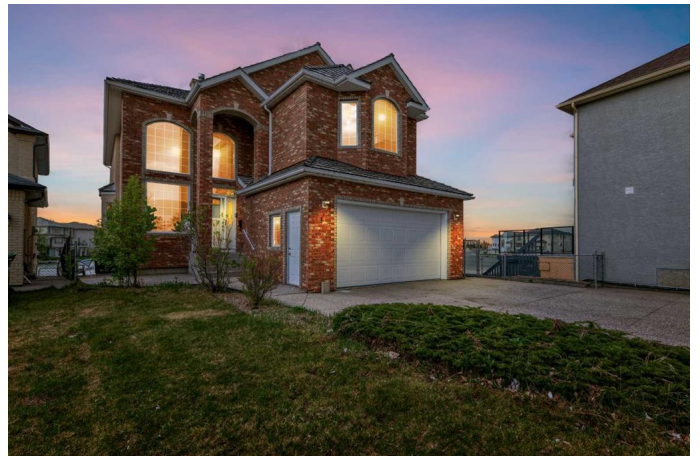
Coral Springs, Calgary, Alberta

"The Brick House" on THE LAKE. Over 4,000 Square Feet of developed space with WALK OUT basement and SUN ROOM leading to direct LAKE ACCESS. No shortage of space with 7 Bedrooms plus an office/flex space on main floor. 2 Bedroom illegal suite with walkout access, sun room and beautiful lake views. OVERSIZED front drive way plus double garage has enough space for over 10 PARKING SPOTS. 4 Seasons resort living on The Lake allows paddle boarding, non motorized boating, swimming in the Summer and ice hockey, skating, ice fishing in the winter. 2 private sandy beaches for all Coral Springs residents equipped with beach volleyball, fire pit, bbq's and water sport equipment rentals. Original owners of this timeless fully brick faced home.

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221316    |
| Price          | \$1,198,800 |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,780       |
| Acres          | 0.15        |
| Year Built     | 1997        |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 147 Coral Shores Landing Ne |
| Subdivision | Coral Springs               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J3J7                      |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse                                                             |
| Parking Spaces | 12                                                                                  |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Oversized |
| # of Garages   | 2                                                                                   |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                               |
| Heating           | Central, Natural Gas                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dock                                                                                                                                                 |
| Lot Description   | Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Lake, Lawn, No Neighbours Behind, Private, See Remarks, Views |
| Roof              | See Remarks                                                                                                                                          |

|              |                                  |
|--------------|----------------------------------|
| Construction | Brick, Mixed, Stucco, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | R-C1           |
| HOA Fees       | 779            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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