

# **\$739,900 - 99 Coral Springs Boulevard Ne, Calgary**

MLS® #A2241361

**\$739,900**

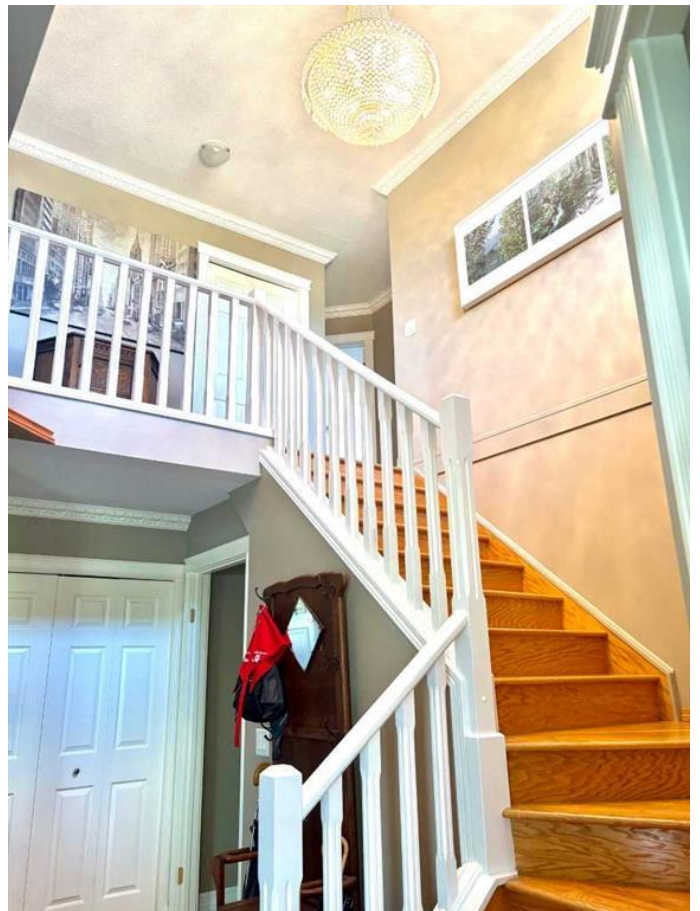
6 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.11 Acres

Coral Springs, Calgary, Alberta

VERY NEAT AND CLEAN,FORMER SHOWHOME,ACROSS FROM MAIN BEACH, IDEALLY LOCATED RIGHT ACROSS FROM THE MAIN BEACH HOUSE AND LAKE ENTRANCE. MAIN FLOOR LIVING ROOM AND FAMILY ROOM,FAMILY ROOM WITH GAS FIRE PLACE AND BUILT-IN CABINETS..KITCHEN WITH GRANITE COUNTER TOPS,ALL THE BATHROOMS WITH GRANITE COUNTERTOPS,KITCHEN WITH ISLAND AND PANTRY.,FORMAL DINING ROOM AND HALF BATH AND LAUNDRY ON THE MAIN LEVEL.UPPER LEVEL WITH 4 BEDROOMS. MASTER WITH FULL BATH EN-SUITE AND WALK-IN CLOSET. MASTER WITH JETTED TUB AND SEPARATE SHOWER.FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE.[ONE OF THE BEDROOM IN THE BASEMENT WITHOUT WINDOW.] A WRAP-AROUND DECK DESIGNED FOR ENTERTAINING,COMPLIMENTED BY A FRONT YARD FOUNTAIN AND CONCRETE PATHWAY.HOUSE IS LOADED WITH UPGRADES LIKE ACRYLIC STUCCO,CEDAR SHAKE,CROWN MOLDING,KNOCKDOWN CEILING OVERSIZE DOUBLE FRONT HEATED GARAGE AND THE LIST GOES ON. THIS HOUSE SHOWS PRIDE OF OWNERSHIP THROUGHOUT.A MUST TO SEE TO APPRECIATE.

Built in 1991



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241361    |
| Price          | \$739,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,132       |
| Acres          | 0.11        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 99 Coral Springs Boulevard Ne |
| Subdivision | Coral Springs                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | t3j 3j4                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Crown Molding, Granite Counters, Kitchen Island                                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Induction Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Gas, Blower Fan                                                                                                                                |

Has Basement      Yes  
Basement          Full, Suite

**Exterior**

Exterior Features    Garden, Rain Barrel/Cistern(s)  
Lot Description      Back Yard, Landscaped, Private  
Roof                  Cedar Shake  
Construction        Stucco, Wood Frame  
Foundation          Poured Concrete



**Additional Information**

Date Listed          July 18th, 2025  
Days on Market      33  
Zoning                R-CG  
HOA Fees            390  
HOA Fees Freq.    ANN

**Listing Details**

Listing Office        Royal LePage METRO

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