

# \$1,199,900 - 253 Coral Shores Cape Ne, Calgary

MLS® #A2231371

**\$1,199,900**

6 Bedroom, 4.00 Bathroom, 2,454 sqft

Residential on 0.18 Acres

Coral Springs, Calgary, Alberta

Welcome to this stunning original-owner two-storey home backing onto the beautiful Coral Springs Lake! This spacious property offers over 3,000 sq ft of living space with a walkout basement and breathtaking lake views.

The main floor features a formal living room, a cozy family room, and a dining area adorned with an elegant Austrian crystal chandelier. The gourmet kitchen flows out to an upper deck, perfect for entertaining, while the lower patio offers a serene outdoor retreat.

Upstairs, you'll find four large bedrooms, a lifestyle/bonus room, and an infrared SAUNA for your personal wellness escape. The primary suite includes a private balcony, a spa-like ensuite with a rainfall shower, and fully renovated bathrooms throughout. The walkout basement includes two bedrooms, a full bathroom, and a self-contained suite in the process of being legalized with the City. High-end Italian tile flooring adds a luxurious touch to the lower level.

Additional upgrades include:

Newer hot water tank, gutters, and windows (main floor & upstairs), blinds, recently renovated bathrooms.. kitchen has all solid wood cabinets and mainfloor baseboard... flooring is original hard wood.



Air conditioning and ceiling fans in all bedrooms and family room

Custom window coverings

Gleaming hardwood floors throughout the main and upper levels which is original

This exceptional home combines comfort, functionality, and lakeside luxury. this house is 25 years old so solid wood cabinets , granite counter tops , all bathrooms are completely renovated 3 years back , newer hot water tank and gutters last year, windows are two years old and window coverings. hardwood flooring original, will give allowance to change to their taste.\*\*\*\*\*house is vacant as of july 31st ..available for immediate possession

Built in 1999

### **Essential Information**

MLS® #	A2231371
Price	\$1,199,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.18
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	253 Coral Shores Cape Ne
Subdivision	Coral Springs

City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 3t8

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Park, Sauna
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2
Waterfront	Lake, Lake Privileges, See Remarks

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s), Chandelier, Granite Counters, Sauna, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Garburator
Heating	Fireplace(s), Forced Air, Central, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Mantle
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Balcony, Dock
Lot Description	Back Yard, Lake, See Remarks, Treed
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	88
Zoning	R-CG
HOA Fees	545

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             URBAN-REALTY.ca

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