

# \$679,900 - 125 Coral Shores Court Ne, Calgary

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MLS® #A2224130

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,877 sqft

Residential on 0.18 Acres

Coral Springs, Calgary, Alberta

Welcome to Coral Shores Court â€” A Home Designed for Comfort, Efficiency, and Space!

Proudly offered by the original owners, this beautifully maintained 1,876 sq. ft. home features four spacious bedrooms upstairs and a large main floor den, perfect for a home office or guest room.

This property is packed with high-quality upgrades, including a brand new high-efficiency furnace, Ethernet connection in each room, on-demand hot water system, central air conditioning, a heat recovery ventilation system, heated garage, and a durable clay tile roof. Built for energy efficiency, the home boasts triple-pane windows, 2x6 construction, and an additional 2 inches of rigid foam insulation under the siding.

Step inside to a welcoming foyer that opens into a bright, functional main floor. Highlights include a generous den, convenient main-floor laundry, a 2-piece bathroom, and a spacious open-concept living area complete with a gas fireplace. The kitchen and dining room flow seamlessly together, offering the perfect setting for entertaining family and friends.

Large windows at the back of the home overlook the expansive deck and stunning backyardâ€”one of the largest lots in the neighbourhood at 709 square metres.



Surrounded by mature trees and shrubs, it offers incredible privacy and space for outdoor living.

Upstairs, youâ€™ll find new carpet throughout all four bedrooms, stairs, and hallways. The kitchen, dining area, and front entry feature brand-new vinyl plank flooring. Most of the home has been freshly painted, and the air conditioning unit was recently serviced. The entire duct system has also been professionally cleaned for your peace of mind.

Backing onto the community pathway system, this home offers easy access to the lake entrance and all the amenities Coral Springs has to offer. With schools, transit, and shopping just minutes away, this is a location that truly has it all.

Donâ€™t miss your chance to view this exceptional propertyâ€”book your private showing today!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224130    |
| Price          | \$679,900   |
| 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 | Bathroom Rough-in, Vinyl Windows, Walk-In Closet(s), Jetted Tub   |
| 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, Many Trees, Pie Shaped Lot, Private |
| Roof              | Clay Tile  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 23             |
| Zoning         | R-CG           |

|                |     |
|----------------|-----|
| HOA Fees       | 390 |
| HOA Fees Freq. | ANN |

**Listing Details**

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

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