

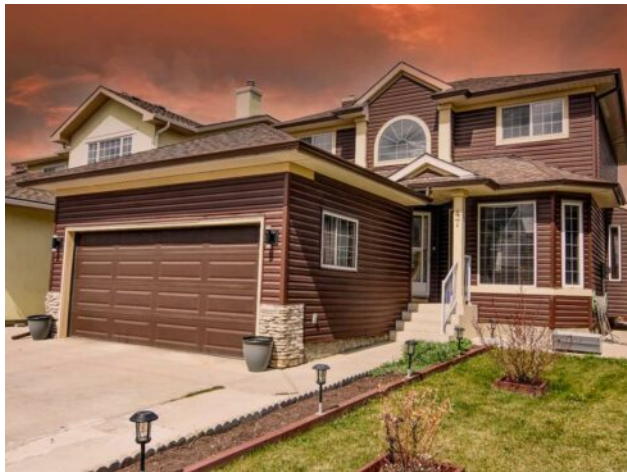


GRASSROOTS
REALTY GROUP

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47 Coral Springs Close NE
Calgary, Alberta

MLS # A2216017



\$699,999

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Patio Table w/2 Benches

Beautifully renovated 2 storey with over 2300 sq ft developed living space! Located on a quiet street steps from a park in desirable Coral Springs! Over \$75k in professional renovations including fantastic chef's kitchen featuring white shaker cabinetry (with pot drawers!), glass tile backsplash, granite & undermount sink and quality stainless steel appliances. Sliding glass doors lead to excellent concrete patio, nicely fenced large yard with stylish shed. Gorgeous Brazilian hardwood throughout including stairs - no carpet in this gorgeous home! Main level also offers two family rooms (one with cozy corner fireplace), formal dining room, renovated 2 pc bathroom and laundry room! Hardwood princess staircase leads to upper level. French doors open onto huge primary bedroom with sitting area (currently used as a computer station), walk-in closet and renovated ensuite with more granite, undermount sink and vanity with drawers. Another renovated bathroom and two more well-sized bedrooms complete upper level. Basement has newer vinyl planking and features a rec room, 2 additional bedrooms with newer egress windows, another renovated bathroom, utility room & plenty of storage. All bathrooms feature full tile to ceiling in tub & shower combo. Gain entry to O/S and insulated double attached garage via driveway with extended width allowing for 3 vehicles out and parking for 2 within. Additional upgrades include newer light fixtures, paint and blinds, new exterior siding and newer roof (2013). Located on a quiet street only steps to a park, Coral Springs offers lake lifestyle including swimming, boat rentals, fishing, tennis and beaches for great summer outings. Strap on your skates for community ice rinks in the winter! Close to commute routes, shopping, schools and playgrounds. This splendid home is occupied by the original owner and has been well cared for

over the years. Book your personal viewing today!!