



GRASSROOTS
REALTY GROUP

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146 Coral Springs Circle NE
Calgary, Alberta

MLS # A2218606



\$589,999

Division:	Coral Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		
Inclusions:	STORAGE SHED		

Welcome to this well-maintained bi-level home with quality craftsmanship offering 5 bedrooms and 3 full bathrooms in the sought-after lake community of Coral Springs. The main level features a bright, open layout with a large living area, dining space, and a spacious primary bedroom with deck access. Recent updates include new carpet and underlay, luxury vinyl plank flooring on the lower level, fresh paint, a high-efficiency furnace (2021), gas water tank (2025), and impact-resistant shingles (2020). The City of Calgary-approved legal walkout basement that includes 2 bedrooms, 1 bathroom, and a private entrance—ideal for extended family or mortgage support. Additional features include a south-facing backyard, under-deck storage, and an oversized garage pad. Close to parks, the community lake, schools, shopping, and major routes like Stoney Trail and Deerfoot Trail. Contact your Realtor® to book a private showing today!