



**GRASSROOTS**  
REALTY GROUP

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**151 Coral Shores Landing NE**  
**Calgary, Alberta**

**MLS # A2223212**



**\$1,499,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,785 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Highlights - Thorough renovation / new stucco paints / 7 bedrooms and 5 full bathrooms / luxury vinyl plank flooring throughout 3 levels / modern glass panel railings / decorative feature walls / new interior paint / main floor bedroom with full bath / two ensuites upstairs / second kitchen in the basement / new stainless steel appliances /private sauna / \* Experience refined lakeside living in this FULLY RENOVATED walkout estate, nestled in a quiet cul-de-sac on a rare 7,400 sq ft pie-shaped lot with private dock access in Coral Springs. Offering over 4,000 sq ft of living space, this lakefront retreat is designed for comfort, connection, and year-round relaxation. With stunning designer chandelier and large sunlit windows, the grand two-storey Living Room creates an airy and welcoming atmosphere upon entering. The connected elegant Dining Room is perfect for accommodating large family dinners or gatherings with friends. Walking to the back you will enjoy panoramic lake views in the family room with a gas fireplace featuring a quartz surround and deco wall. The spacious breakfast nook opens onto a full-width deck with aluminum railings and glass panels, offering clear sightlines and panoramic lake views. The Kitchen is appointed with quartz countertops, an eating bar, a pantry, and new stainless steel appliances, providing both functionality and style for everyday living. A main-floor Bedroom with a full bath complete this level, providing added flexibility for guests or extended family. The sleek glass-railed staircase leads to the upper level which features two breathtaking lake-view ensuite bedrooms. The main Primary Bedroom offers the same stunning lake views, a generous walk-in closet, and a spa-inspired 5-piece ensuite with a double vanity. This level also includes two additional well-appointed bedrooms and a modern full bathroom with double vanity. The fully

finished Walkout Basement boosts an oversized recreation room with an elegant electric fireplace and two well-sized bedrooms. A sleek summer kitchen with quartz countertops and a walk-in pantry adds a stylish touch for hosting. A full bathroom and a private sauna—your own personal wellness retreat—complete this exceptional space. Living in Coral Springs means more than just a home—it’s a lifestyle. Residents enjoy private beaches, year-round activities including swimming, skating, and boating, scenic walking paths, and a community-focused atmosphere. All just minutes from schools, shopping, and Stoney Trail. This is more than a home—it’s a rare opportunity to own a FULLY RENOVATED lakefront estate. Schedule your private showing today.