



GRASSROOTS
REALTY GROUP

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69 Coral Springs Park NE
Calgary, Alberta

MLS # A2229053



\$740,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Lake, Landscaped, Low Maintenance Landscape, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: none

VERY NEAT AND CLEAN. TWO STOREY HOME. FULL WALK-OUT BASEMENT.MAIN FLOOR HALF BATH AND LAUNDRY ROOM,BEDROOM, LIVINGROOM+DINING ROOM,OPEN TO BELOW ROUND STAIRS,FAMILY ROOM WITH GAS FIRE PLACE. KITCHEN WITH PANTRY, ISLAND AND NOOK LEADING TO DECK ON THE BACK.UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS+BONUS/ LOFT AREA. MASTER WITH FULL BATH EN-SUITE AND WALK-IN CLOSET. AN OTHER FULL BATH AND 2 MORE BEDROOMS ON UPPER LEVEL. FULLY FINISHED WALK-OUT BASEMENT WITH ONE BEDROOM[ILLEGAL] SUITE. ACROSS FROM A HUGE PARK,CITY AND MOUNTAIN VIEW. FRONT DOUBLE ATTACHED INSULATED GARAGE.CLOSE TO BUS,SCHOOL AND SHOPPING.VERY EASY TO SHOW UPPER 2 LEVELS BUT BASEMENT IS RENTED NEED 24 HOURS NOTICE FOR SHOWING THE BASEMENT.