



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**717 Coral Springs Boulevard NE**  
**Calgary, Alberta**

**MLS # A2229232**



**\$669,900**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,085 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

**Heating:** Standard, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Cedar Shake

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained family home located in the heart of the desirable Coral Springs community. Known for its quiet streets, friendly neighbours, and strong sense of community, Coral Springs offers excellent access to schools, parks, walking paths, shopping, and major roadways—making it an ideal location for families and professionals alike. This inviting two-storey home features a bright and functional layout designed for everyday living and entertaining. The main floor offers generous living spaces filled with natural light, including a comfortable family room and a well-appointed kitchen with ample cabinetry and counter space. A welcoming front porch adds charm and curb appeal, while the private backyard provides a great space to relax or entertain. Upstairs, you'll find spacious bedrooms, including a primary retreat complete with its own ensuite, offering a peaceful escape at the end of the day. The home also includes a full basement with excellent potential for future development, allowing you to customize the space to suit your needs. Pride of ownership is evident throughout this well-kept property. Set within a lake-oriented community with green spaces and pathways nearby, this home combines comfort, convenience, and lifestyle. A fantastic opportunity to own in one of Calgary's most established and family-friendly neighbourhoods.