



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

MLS # A2229232



\$669,900

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

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
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.