



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2231846**



**\$1,288,800**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,427 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Cul-De-Sac, Lake, Landscaped, Lawn, Private, Views		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Crown Molding, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar

**Inclusions:** Furniture is available for purchase with the home

**BACKING ONTO LAKE W/ PRIVATE DOCK | BEAUTIFULLY RENOVATED | 5 BEDROOMS + DEN | LAKE VIEWS FROM EVERY LEVEL | LUXURIOUS WALKOUT | ROOM & FULL BATH ON THE MAIN FLOOR |** This exquisitely renovated lakefront home offers luxurious family living on an extra-deep 132' lot in a quiet cul-de-sac. Backing directly onto the water with a private dock, multiple outdoor spaces and breathtaking views from every level, this residence combines high-end design with extraordinary lifestyle value. A timeless stucco exterior and welcoming front porch set the tone, while a durable metal roof adds peace of mind for decades to come. Inside, crown moldings, rich flooring and elegant lighting elevate each space. The bayed front living room provides a refined setting for formal gatherings while the tucked away den allows focused work. Sit back and relax in the open concept family room offering grand cathedral ceilings, a statement gas fireplace with stone surround and expansive windows that frame the shimmering lake. The adjoining dining room is wrapped in bayed windows and opens directly to the full-width upper deck, perfect for indoor/outdoor entertaining. The gourmet kitchen features full-height shaker cabinetry, stainless steel appliances, a gas stove, upgraded backsplash, pantry storage and plenty of counter space to inspire culinary creativity. The Den can be used as an extra bedroom and a full 4-piece bathroom conveniently completes the main level. Upstairs, crown moldings continue through four spacious above-grade bedrooms including a stunning primary suite with a cozy sitting area, lake views, walk-in closet and a spa-inspired ensuite with dual sinks and oversized tiled shower. A second 4-piece bath serves the additional bedrooms, one of which overlooks the family room below with doors that close for quiet and privacy.

The fully finished walkout basement features a flexible rec zone that can easily accommodate media, games, fitness and more, all with direct access to the covered patio and landscaped yard beyond. The wet bar with peninsula seating is ideal for snacks and drinks, while a fifth bedroom and full 4-piece bath create space for guests or extended family. Outside, lush landscaping leads to a paver stone patio and firepit by the water's edge, offering a peaceful setting for sunset views and lakeside evenings. A private dock invites swimming, paddling or just relaxing beside the lake. Additional highlights include a double attached garage, two high-efficiency furnaces and ample storage. This home is ideally located in Calgary's only Californian-themed lake community, where residents enjoy year-round access to the beach, skating, green spaces, walking paths and vibrant community events. Within walking distance to schools, parks, shopping and services, this one-of-a-kind home delivers both an exceptional location and an extraordinary lifestyle!