

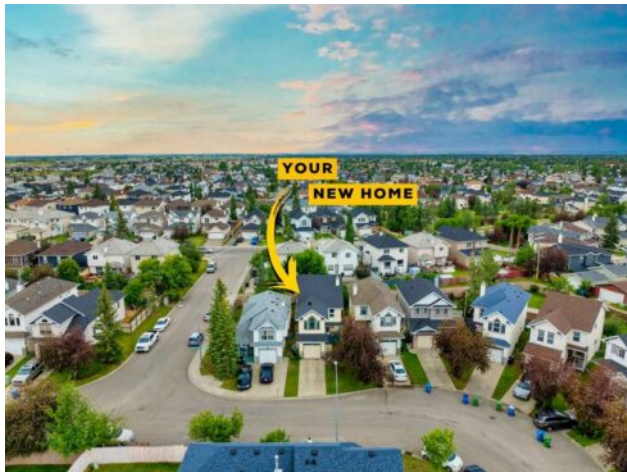


GRASSROOTS
REALTY GROUP

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105 Coral Springs Mews NE
Calgary, Alberta

MLS # A2234822



\$575,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Walk-In Closet(s)		

Inclusions: Pergola, Shed, Hood Fan

Sun-Filled Family Home in Coral Springs – NE Calgary's Only Lake Community! This beautifully maintained two-storey home has over 1,800 sqft of developed living space and offers a bright and inviting layout, highlighted by its south-facing backyard—perfect for enjoying all-day sunshine and outdoor living. The quiet, lane-access lot provides added privacy, while the mature landscaping enhances the home's curb appeal. Inside, an open-concept main floor welcomes you with abundant natural light streaming through large south facing windows. Stylish hardwood floors flow through the living and dining areas, creating a warm and spacious atmosphere. The well-appointed kitchen features granite countertops, a raised breakfast bar, and plenty of cabinetry—ideal for everyday meals and entertaining. Step outside to your private south-facing backyard retreat, where a two-tier deck with a pergola provides shaded comfort and a perfect setting for summer gatherings. The fully fenced yard ensures privacy, while the sunny exposure makes it an ideal outdoor escape. Upstairs, a vaulted bonus room with a cozy fireplace provides a great space for family relaxation. The primary bedroom includes a renovated ensuite, while two additional bedrooms and a full bath accommodate family or guests. The fully developed basement offers versatile space for a home gym, media area, or guest space, along with extra storage. Key upgrades—including on-demand hot water, a high-efficiency furnace, newer windows for improved energy performance, newer shingles, Vinyl plank flooring in upper level and an insulated garage door—enhance comfort and

efficiency year-round.