



GRASSROOTS
REALTY GROUP

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

208 Coral Shores Bay NE
Calgary, Alberta

MLS # A2247303



\$1,079,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,451 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stucco

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to an exceptional opportunity to own a fully renovated, luxury lakefront home in one of Calgary's most exclusive and sought-after communities—Coral Springs. Nestled on the tranquil shores of the private Coral Springs Lake, this stunning 4-bedroom, 2.5-bathroom residence offers over 2,450 sq ft of beautifully curated living space, where modern design meets peaceful waterfront living. From the moment you arrive, this home makes a striking impression with its serene lakefront setting, elegant architectural details, and inviting curb appeal. Step inside and you're immediately greeted by a bright, airy, open-concept floor plan designed to maximize natural light and showcase the breathtaking lake views visible from nearly every room. The main level features soaring ceilings, contemporary finishes, and a flowing layout that seamlessly connects the spacious living room, formal dining area, and a fully updated kitchen—creating the perfect environment for entertaining or enjoying quiet family evenings. The show-stopping spiral staircase acts as a visual centerpiece, guiding you through the home's elegant layout. The newly installed luxury vinyl flooring throughout enhances the sleek, modern aesthetic while offering warmth, comfort, and durability for everyday life. Fresh, neutral-toned paint and designer light fixtures throughout the home add a cohesive sense of style and sophistication. The ceilings have been professionally flattened, removing outdated textures and creating a clean, elevated feel in every space. One of the most significant upgrades is the complete replacement of all Poly B plumbing with high-quality, durable PEX—providing peace of mind and long-term value for future homeowners. In addition, the bathrooms have been fully refreshed, including a brand-new, beautifully appointed

half-bath and two tastefully updated full bathrooms. The upper level hosts four generously sized bedrooms, including a luxurious primary suite with panoramic views of the lake, large closets, and a spa-inspired ensuite. Each bedroom offers flexibility for growing families, visiting guests, or those working from home. Perhaps the most captivating aspect of this property is its unparalleled lakefront location. Whether you're sipping your morning coffee as the sun rises over the water or enjoying quiet evenings with a glass of wine on your private shared deck, the experience of lakeside living here is unmatched. Step outside to launch your paddle boat, fish right from your backyard, or simply enjoy the sounds of nature from your own slice of paradise. This home isn't just a place to live—it's a lifestyle. As a resident of Coral Springs, you'll have year-round access to a private lake and a host of exclusive amenities including swimming, boating, fishing, ice skating, and beautifully maintained walking paths.