

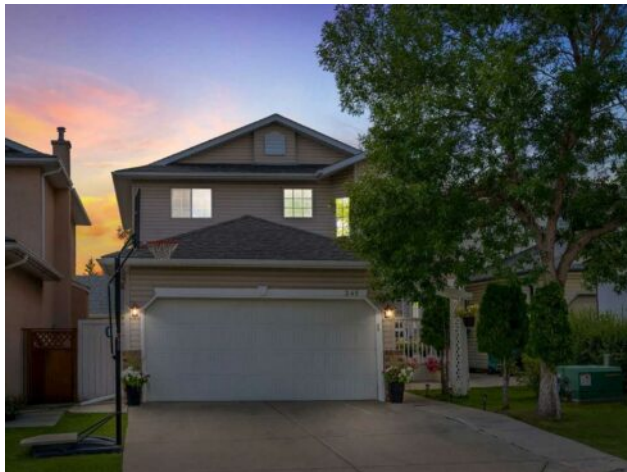


GRASSROOTS
REALTY GROUP

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345 Coral Keys Villas NE
Calgary, Alberta

MLS # A2249108



\$699,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	1994 (31 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: Security Cameras

OPEN HOUSE| 16-17 AUGUST 1PM-4PM| Welcome to your next home in the vibrant lake community of Coral Springs—offering 1763 sq. ft. with over 2600 sq. ft. of total of stylish, functional living space. From the moment you walk in, you’re greeted by a bright OPEN TO BELOW foyer with oversized windows that fill the front living room with natural light. The FULLY UPGRADED KITCHEN is sleek and modern, featuring stainless steel appliances, granite counters, and a large island with plenty of prep and gathering space. Right next to it is the cozy family lounge, complete with a FIREPLACE and custom wood built-ins—perfect for movie nights or entertaining. Upstairs, you’ll find 3 spacious bedrooms and 2 Full bathroom. The primary suite feels like a retreat with its walk-in closet and spa-style ensuite, complete with a jetted tub for unwinding at the end of the day. The FULLY FINISHED BASEMENT adds even more flexibility to the home with a massive rec room, two extra rooms with LEGAL SIZED WINDOWS, and a full bathroom. It’s already roughed in for a second kitchen—giving you the option to turn it into a separate suite. All that’s missing is a private entrance, which can easily be negotiated into the price if you’d like it done for you. Step outside to your private DECK AND backyard oasis—green lawn, garden space, and a patio built for BBQs, summer hangouts, and making memories. Living in Coral Springs means more than just a house—it’s a lifestyle. With lake access for swimming, boating, and year-round activities, plus schools, parks, shopping, and easy routes like Stoney Trail and 68 Street minutes away, everything you need is right here. Don’t wait—homes like this don’t stay on the market long. Book your private tour today and see why

Coral Springs is one of Calgary’s most loved communities.
2021.

EXTERIOR ROOF AND SIDING CHANGED IN