



GRASSROOTS
REALTY GROUP

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253 Coral Shores Cape NE
Calgary, Alberta

MLS # A2260661



\$1,074,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	1999 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lake, Landscaped, Views, Waterfront		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Separate Entrance		

Inclusions: None

Lakefront living in Coral Springs! This spacious two-story walkout offers 2,460 sq ft of above-grade living space plus a fully developed basement suite with direct access to the water. Built in 1999, this home is move-in ready with plenty of opportunity to add your own style and value. A fresh coat of paint and a few finishing touches will make this property truly shine. The main floor features an open-concept layout with high ceilings, a den, half bath, and a kitchen and living room that both overlook the lake. Upstairs you'll find four bedrooms, including a generous primary suite, along with beautifully updated bathrooms. The walk-out basement includes a separate 2-bedroom, 1-bath suite with its own laundry — ideal for extended family or rental potential. Recent updates include newer windows on the main and upper floors, gutters, hot water tank, modern blinds, granite countertops, and renovated bathrooms. Additional features include central air conditioning, a double attached garage, and breathtaking views from both the deck and backyard with direct lake access. Enjoy every season with spectacular waterfront views right from your deck and easy access to swimming, boating, and year-round recreation in Coral Springs. This is a rare opportunity to own a true lakefront home in NE Calgary!