



GRASSROOTS
REALTY GROUP

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86 Coral Springs Close NE
Calgary, Alberta

MLS # A2261402



\$749,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: TV wall mount and shelves in main floor living room, projector screen in basement.

One-Owner Home in Desirable Coral Springs with Lake Access! Welcome to this meticulously maintained one-owner home, offering over 2,900 sq ft of total living space in the sought-after, family-friendly community of Coral Springs. This spacious two-storey home features: 4 bedrooms upstairs plus an additional bedroom in the fully finished basement 3.5 bathrooms, including a primary ensuite An updated main floor with a formal living room, cozy family room, elegant dining room, and bright breakfast nook A modern, functional kitchen with ample counter and cabinet space A large deck and spacious backyard — perfect for outdoor entertaining Located on a quiet street in a peaceful setting, you'll enjoy exclusive lake access as part of this vibrant community. This is a rare opportunity to own a well-cared-for home in a premium location. ?? Be sure to check out the virtual tour and schedule your private showing today!