



GRASSROOTS
REALTY GROUP

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

169 Coral Sands Terrace NE
Calgary, Alberta

MLS # A2262149



\$777,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,023 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, No Animal Home		

Inclusions:	None
--------------------	------

Welcome to this beautifully maintained classical home nestled in the heart of Coral Springs, one of Calgary's most desirable lake communities. Situated on an impressive 9,400 sq ft R-CG ZONING lot in a peaceful cul-de-sac, this property offers the perfect blend of comfort, privacy, and convenience. Spacious Layout: Approximate 2,000 sq ft of above-grade living space designed for family living and entertaining including one bedroom basement with one full washroom and kitchen. Prime Location: Walking distance to schools, parks, the lake, community recreation centre, shopping areas, and public transit. Outdoor Living: Expansive lot ideal for gatherings, gardening, or future outdoor enhancements. Convenient Access: Quick routes to Stoney Trail and McKnight Blvd, ensuring smooth connectivity across the city. Exclusive Lake Access: Enjoy year-round activities—swimming, paddle-boarding, skating, and community events—all within your neighbourhood. This home blends classic charm with modern livability, offering a serene setting just steps from the lake. Perfect for growing families or anyone seeking the lifestyle and prestige of a lakeside community.