



GRASSROOTS
REALTY GROUP

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418 Coral Keys Place NE
Calgary, Alberta

MLS # A2265692



\$659,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,625 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped, Level, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Blinds

OPEN HOUSE SUNDAY OCT 26 from 2:00pm-4:00pm **Incredible location and property on a huge pie lot, tucked in a keyhole cul de sac in the lake community of Coral Springs! ONLY 3 MIN WALK TO THE BEACH! Beautifully maintained and very clean home with stunning open to above feature when you enter the front door. MAJOR UPDATES by the original owners within the last few years including: PLUMBING (NO POLY B), ROOF and VENTS, FURNACE and HOT WATER TANK, CENTRAL AIR CONDITIONING added, CARPETS, ALL NEW (or newer) APPLIANCES (stove, dishwasher, hoodfan just replaced and washer, dryer, fridge only a couple of years old), NEWLY ADDED QUARTZ COUNTERS! Nothing to worry about in the operation of the home! Extremely well maintained with 3 large bedrooms upstairs (two have walk in closets), 2 full baths and 2 half baths plus a fully finished basement with a bedroom, NEW, LARGER WINDOWS, half bath and a rec room/home office space plus lots of storage. POTENTIAL TO ADD A SIDE DOOR ENTRY to the basement as the side yard is very spacious! Every room in this home is a generous size and the main floor living/dining/kitchen is perfect for entertaining with an open flow and a lovely gas fireplace. What makes this property extra special is the huge pie lot! So much space to enjoy for gardening, play or entertainment. It's also located on a PATHWAY SYSTEM for extra privacy and peaceful walks around the community or to the beach! If you're a family who enjoys sun bathing, water activities or sports and recreation in any season, this well maintained home in a clean, quiet, exclusive LAKE community might be just the right fit!