



GRASSROOTS
REALTY GROUP

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20 Coral Reef Bay NE
Calgary, Alberta

MLS # A2266205



\$689,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Landscaping		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: bsmt: tub, vanity, extra carpet and underlay, TV in bsmt, fridge, extra doors, water softener. Stand up closets in bedrooms

Located in the desirable LAKE COMMUNITY of CORAL SPRINGS, this well-maintained 2255sqft home offers 3 LARGE BEDROOMS and 2.5 BATHROOMS. The Main Floor features a FORMAL LIVING ROOM and DINING ROOM, a bright east-facing Family Room with Gas Fireplace, and a functional Kitchen with Center Island, Pantry, and Breakfast Nook. A 2-Piece Bath with Laundry completes the Main Level. Upstairs offers a SPACIOUS PRIMARY BEDROOM with WALK-IN CLOSET and 5-Piece ENSUITE including a JETTED TUB, plus TWO ADDITIONAL GENEROUSLY SIZED BEDROOMS and another full 4-Piece Bath. The WALKOUT BASEMENT is unfinished with Bathroom Rough-In, ready for your future development plans. The Backyard is landscaped and backs onto a Walking Path—offering a more open outdoor feel with no direct neighbors behind. This home offers a rare opportunity to live in a vibrant, family-friendly neighborhood with lake privileges and year-round activities. Don’t miss your chance to make it yours!