



GRASSROOTS
REALTY GROUP

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189 Coral Springs Court NE
Calgary, Alberta

MLS # A2272637



\$729,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Stunning 2-storey family home offering over 2,300 sq. ft. of living space in the highly sought-after Coral Springs lake community. Ideally located on a quiet cul-de-sac and just minutes from schools, shopping, playgrounds, the lake, and all essential amenities, this property combines convenience with exceptional community living. Step inside to a bright, open foyer highlighted by vaulted ceilings and expansive windows that fill the home with natural light. The main floor features a warm and inviting living room with a gas fireplace, a formal dining room, and a beautifully upgraded chef's kitchen complete with granite countertops, a multi-level island with breakfast bar, and a spacious walk-in pantry. A dedicated home office, convenient 2-piece bathroom, and main-floor laundry further enhance the functionality of this level. Upstairs, the primary bedroom offers a peaceful retreat with a 3-piece ensuite and walk-in closet. Two additional well-sized bedrooms and a 4-piece main bathroom provide comfortable accommodations for family or guests. The fully developed LEGAL basement suite is an outstanding bonus, featuring a separate side entrance, a large family room, full kitchen, 4th bedroom, and 4-piece bathroom—ideal for multi-generational living or an excellent rental opportunity. Outside, enjoy a beautifully landscaped backyard designed for relaxation and entertaining. This private outdoor space includes a large deck with pergola, an exposed concrete patio, mature trees, and thoughtfully arranged garden beds. A practical garden shed offers additional storage for yard tools and seasonal items. Experience the best of lakeside living with exclusive access to the Coral Springs Lake—perfect for year-round enjoyment.