



**131 Coral Springs Circle NE
Calgary, Alberta**

MLS # A2275139



\$619,990

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,486 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Low Maintenance Landscape, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
Inclusions:	N/A		

Nestled in the vibrant and family friendly community of Coral Springs, this beautifully presented two story home offers a perfect blend of modern comfort and convenience across approximately 1,486 sq ft of well designed living space. The main floor welcomes you with a spacious living room (with new carpet) flowing into a formal dining area, complemented by a bright, functional kitchen ideal for daily living and entertaining. A convenient 2 piece bath, welcoming foyer, and generous attached double garage complete this level. Upstairs, discover a tranquil primary bedroom featuring a walk in closet and a private 3 piece ensuite. Two additional comfortable bedrooms and a well-appointed 4 piece main bathroom ensure space for everyone, while a dedicated laundry closet adds practicality. Step outside to your private, low maintenance backyard, a fully landscaped retreat perfect for relaxation, gardening, or summer gatherings. The location is truly exceptional, offering a wealth of amenities just moments from your door. Enjoy leisurely walks around the community lake, picnics in nearby parks, and access to playgrounds and tennis courts. Top-rated schools and convenient shopping are also within easy reach, making this an ideal home for families. This is a turn key property in a prime location, ready to welcome you home.