



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2275139**



**\$619,990**

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

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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