



GRASSROOTS
REALTY GROUP

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171 Coral Springs Park NE
Calgary, Alberta

MLS # A2286708



\$849,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: None

Welcome to this fully upgraded 2-storey home with a HEATED double attached garage, ideally located in the heart of the vibrant community of Coral Springs. Enjoy proximity to parks, schools, the LAKE, transit services, and easy access to major highways. Step inside to an elegant interior that showcases quality upgrades throughout. The modern kitchen features granite countertops, a spacious island, stainless steel appliances including a built-in oven and microwave, a sleek gas cooktop, and a powerful Zen Air hood fan to maintain a fresh indoor environment. The inviting familyroom features a custom-built-in fireplace and entertainment unit, creating the perfect space for relaxing or hosting guests. The dining area opens through patio doors to a glass-covered deck, ideal for enjoying the backyard year-round. The main floor also includes a convenient laundry room. Additional features include central air conditioning for summer comfort and a central vacuum system for added convenience. Upstairs, you'll find a total of 4 bedrooms, including a spacious primary bedroom with a 5-piece ensuite. A second full bathroom serves the remaining three bedrooms. The decorative stair railing adds a touch of elegance and enhances the home's rich interior appeal. The fully finished illegal basement suite with a separate entrance offers excellent income potential or space for extended family. It includes a recreation room, two generously sized bedrooms, a 4-piece bathroom, a kitchen. Professionally completed exterior concrete steps add to the home's curb appeal and functionality. This property is perfect for a large family and offers fantastic rental potential. Be the first to view this exceptional home — call your favourite REALTOR® today. Don't miss this opportunity!

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