



GRASSROOTS
REALTY GROUP

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63 Coral Springs Green NE
Calgary, Alberta

MLS # A2287167



\$724,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Shed

Welcome to this stunning two-storey home in the sought-after lake community of Coral Springs, offering over 2,865 SqFt of beautifully maintained living space designed for comfort, functionality, and everyday enjoyment. The inviting main floor features a bright formal living room and elegant dining area, a spacious kitchen with breakfast nook, and a cozy family room highlighted by a warm gas fireplace that is perfect for relaxing or entertaining. You will also find a versatile den, convenient 2-piece guest bathroom, and main-floor laundry for added ease. Upstairs, retreat to the generous primary bedroom complete with a private ensuite and walk-in closet, along with two additional well-sized bedrooms and a full bathroom that work perfectly for a growing family. The fully finished basement expands the living space with a fourth bedroom, 3-piece bathroom, large recreation area, and an additional family room. Recent upgrades enhance both style and value, including new LVP flooring completed in 2025, beautifully renovated bathrooms in 2024, and a new hot water tank installed just three months ago. Additional highlights include central vacuum, a fully finished oversized garage, an extended driveway with parking for four vehicles, durable stucco exterior, and a peaceful low-profile backyard deck that is ideal for enjoying quiet evenings outdoors. Majority of the light fixtures were updated as well. Situated on a beautifully landscaped corner lot in a vibrant lake community, this meticulously cared-for no smoking and no pet home is close to schools, shopping, restaurants, transit, recreation facilities, and a wide range of everyday amenities.