



**63 Coral Springs Green NE  
Calgary, Alberta**

**MLS # A2287167**

**\$724,900**



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

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