



**263 Coral Keys Drive NE  
Calgary, Alberta**

**MLS # A2288400**



**\$750,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Storage		

**Inclusions:** Pool Table Negotiable. Chairs in Kitchen included. Tv + Mounts optional.

NEARLY 3000 SQ FT OF DEVELOPED LIVING SPACE | 5 BEDROOMS | 3.5 BATHROOMS | FULLY DEVELOPED BASEMENT WITH BAR | LARGE WEST/SOUTHWEST-EXPOSED BACKYARD | CORAL SPRINGS LAKE COMMUNITY ACCESS Welcome to this spacious and well-maintained home in the heart of Coral Springs, offering an exceptional balance of size, functionality, and lifestyle. This FIVE-BEDROOM layout provides flexibility for growing families, multi-generational living, or dedicated work-from-home needs. The OPEN-CONCEPT main floor features VAULTED CEILINGS, BRAZILIAN HARDWOOD flooring, GRANITE COUNTERTOPS, MATCHING STAINLESS STEEL APPLIANCES, and a LARGE PANTRY, with seamless flow between the kitchen, dining, and living areas designed for everyday comfort and effortless entertaining. Upstairs, the MASSIVE PRIMARY RETREAT offers THREE CLOSETS and an UPDATED ENSUITE, creating a true private escape. The FULLY DEVELOPED BASEMENT expands your hosting potential with a FULL BAR SETUP, pool table (negotiable), additional FLEX SPACE ideal for a gym or media area, a FULL BATHROOM, and a FIFTH BEDROOM—perfect for guests or older children. Outside, enjoy a flat and highly usable yard on a 5,500+ SQ FT LOT, complete with a LARGE WEST/SOUTHWEST-EXPOSED DECK built for summer evenings, outdoor dining, and sunset gatherings, plus landscaped space ready for a firepit setup. Additional highlights include CENTRAL A/C, MAIN FLOOR LAUNDRY, a FRONT-FACING DOUBLE ATTACHED GARAGE, FRESH INTERIOR PAINT, UPDATED EXTERIOR SIDING, and a ROOF REPLACED approximately four years ago for added peace of mind. As a resident of Coral Springs, you’ll enjoy PRIVATE LAKE ACCESS and year-round

community amenities including beaches, skating, and recreational facilities that make this one of Calgary's most sought-after lake communities. A rare opportunity to secure space, functionality, and lifestyle all in one.