



**69 Coral Springs Park NE  
Calgary, Alberta**

**MLS # A2289867**



**\$680,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,141 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lake, Landscaped, Low Maintenance Landscape, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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>	Kitchen Island, Separate Entrance		

**Inclusions:** none

VERY NEAT AND CLEAN. TWO STOREY HOME. FULL WALK-OUT BASEMENT.MAIN FLOOR HALF BATH AND LAUNDRY ROOM,BEDROOM, LIVINGROOM+DINING ROOM,OPEN TO BELOW ROUND STAIRS,FAMILY ROOM WITH GAS FIRE PLACE. KITCHEN WITH PANTRY, ISLAND AND NOOK LEADING TO DECK ON THE BACK.UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS+BONUS/ LOFT AREA. MASTER WITH FULL BATH EN-SUITE AND WALK-IN CLOSET. AN OTHER FULL BATH AND 2 MORE BEDROOMS ON UPPER LEVEL. FULLY FINISHED WALK-OUT BASEMENT WITH ONE BEDROOM[ ILLEGAL] SUITE. ACROSS FROM A HUGE PARK,CITY AND MOUNTAIN VIEW. FRONT DOUBLE ATTACHED INSULATED GARAGE.CLOSE TO BUS,SCHOOL AND SHOPPING.VERY EASY TO SHOW .BASEMENT IS VACANT FOR SHOWING .PLEASE GO FROM OUTSIDE TO SHOW THE BASEMENT.QUICK POSSESSION AVAILABLE.