



141 Coral Springs Place NE
Calgary, Alberta

MLS # A2292310



\$849,900

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|------------------|---|---------------|-------------------|
| Division: | Coral Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,563 sq.ft. | Age: | 1995 (31 yrs old) |
| Beds: | 7 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Few Trees, Landscaped, Open Lot, Pie Shaped Lot | | |

| | | | |
|--------------------|----------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance

Inclusions: N/A

| WALKOUT | OVER 9,200 SQ FT LOT | BACKING ONTO GREEN SPACE | 7 BEDROOMS | HANDICAP ACCESSIBLE | ILLEGAL SUITE | Welcome to 141 Coral Springs Place NE, an exceptional lakeside estate-style home located in the highly sought-after lake community of Coral Springs. Perfectly positioned just a short walk to the lake, this home offers year-round recreation including beach access, parks, skating rink, schools, shopping, transit, and more. Situated on one of the largest lots in the community (almost 9,300 sq ft) and backing onto green space with sunny south exposure, this home is filled with natural light throughout the day. Step inside to discover a thoughtfully designed floor plan featuring a grand open-to-below family room with gas fireplace and custom shelving, formal dining area and living room. The large kitchen offers plenty of storage and workspace, making it ideal for everyday living and entertaining. The main floor bedroom provides excellent flexibility for guests, a home office, or multi-generational living. The main level also offers the potential to convert the 2-piece bathroom into a full 3-piece bath. Upstairs, you’ll find four generously sized bedrooms, including a spacious primary retreat with a 5-piece ensuite and custom walk-in closet. The fully developed walkout basement features HUGE Windows, a 2-bedroom illegal suite, offering excellent potential for extended family living or mortgage assistance. The living area features a gas fireplace with custom bookshelves making this a very cozy spare all year around. There is a kitchen and a full handicap accessible washroom to complete the basement. Additional highlights include: 7 bedrooms total, 3.5 bathrooms, Handicap accessibility including a concrete ramp to the basement, Brand new windows(main and upper floor), Newer roof and Backing onto green space With its very

rare lot size, flexible layout, and unbeatable location in a private lake community, this home presents an incredible opportunity for families or investors alike. Don't miss your chance to own this exceptional property in Coral Springs.