



GRASSROOTS
REALTY GROUP

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**59 Coral Springs Boulevard NE
Calgary, Alberta**

MLS # A2191448



\$715,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Interior Lot, Lawn, Low Maintenance		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		
Inclusions:	Select furniture can be included		

Welcome to this beautifully maintained Former Jayman-Built Showhome, offering over 2,000 Sq. Ft. of Versatile Living Space in the highly sought-after, Established Community of Coral Springs—just steps from the Residents-Only Beach House and Lake. Designed with family in mind, this home features FOUR SPACIOUS BEDROOMS ABOVE GRADE, including a generous PRIMARY SUITE WITH 4-PIECE ENSUITE, complete with a JETTED TUB and DRESSING TABLE. A RECENTLY RENOVATED 3-PIECE BATH adds charm and functionality to the upper level, ensuring comfort for everyone. The FULLY FINISHED BASEMENT offers even more flexibility, with a LARGE FAMILY ROOM, COZY FIREPLACE, ADDITIONAL FULL BATHROOM, and a PRIVATE DEN OR OFFICE SPACE—ideal for guests, a home business, or future development. With plenty of room to add a secondary kitchen or side entrance the POTENTIAL IS ENDLESS. On the main floor, you'll love the OPEN-CONCEPT DESIGN with MULTIPLE LIVING AREAS, a bright and sunny SOUTH-FACING FAMILY ROOM WITH DUAL-PURPOSE FIREPLACE, and a SPACIOUS DINING AREA perfect for gatherings. The conveniently located MAIN FLOOR LAUNDRY and ATTACHED HEATED GARAGE add everyday ease. Enjoy summer evenings or weekend barbecues in the EXPANSIVE BACKYARD, featuring a MASSIVE DECK—great for entertaining, gardening, or just relaxing with the family. Additional highlights include CENTRAL AIR CONDITIONING, a NEWER FURNACE AND WATER TANK, and a BEAUTIFULLY UPDATED UPSTAIRS BATHROOM. If you're seeking SPACE TO GROW in a WELL-ESTABLISHED, AMENITY-RICH NEIGHBORHOOD where families thrive—THIS IS THE ONE.

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