



**GRASSROOTS**  
REALTY GROUP

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**115 Coral Springs Circle NE**  
**Calgary, Alberta**

**MLS # A2195064**



**\$619,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1996 (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, Garden, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Kitchen Island		

**Inclusions:** none

VERY NEAT AND CLEAN 2STORY 1679.94 SQ.FT. HOUSE IN THE DESIRABLE LAKE COMMUNITY OF CORAL SPRINGS.HAS MANY RECENT UPGRADES.LIKE ALL THE 3 BATHROOMS RENOVATED IN [2023].NEW SHINGLES IN[2020].NEW STUCCO[2020] 8 NEW WINDOWS IN [2020]. MASTER BEDROOM WINDOWS ARE TRIPLE PANE GLASS.NEW DECK IN [2020].NEW HARDWOOD FLOORS IN LIVING ROOM[2020].NEW LIGHT FIXTURES IN[2019].NEW DISHWASHER IN2022. NEW HOTWATER TANK IN 2014. HOUSE ALSO INCLUDES 4 OUTDOOR SECURITY CAMERAS AND A DOOR BELL CAMERA[INSTALLED IN 2024] HOUSE COMES WITH HUGE LIVING ROOM,DINING ROOM,KITCHEN WITH NOOK AREA LEADING TO BACK DOOR AND A HUGE DECK.MAIN FLOOR HALF BATH AND LAUNDRY.UPPER LEVEL MASTER BEDROOM WITH FULL BATH AND WALK-IN CLOSET,2 OTHER BEDROOMS. BONUS ROOM WITH GAS FIRE PLACE AND VAULTED CEILING,FULLY FINISHED BASEMENT WITH HUGE FAMILY ROOM,FULL BATHROOM AND ONE BEDROOM.BASEMENT HAS SEPARATE ENTRANCE THROUGH THE GARAGE.DOUBLE FRONT ATTACHED GARAGE.CORAL SPRINGS INCLUDES LAKE FACILITIES,FISHING,TABLE TENNIS,BEACH. CLOSE TO ALL THE AMENITIES LIKE BUS,SCHOOLS AND SHOPPING.VERY EASY TO SHOW. SHOWS VERY WELL. NEW GARAGE DOOR OPENER WITH 2 REMOTE CONTROLS.