



**GRASSROOTS**  
REALTY GROUP

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**111 Coral Springs Court NE**  
**Calgary, Alberta**

**MLS # A2204498**



**\$666,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to the Private Lake Community of Coral Springs ,we bring you this Extensively Renovated Front Attached 2 storey house with 3 Bedrooms and 2.5 Washrooms along with 2 Bedrooms (Illegal ) suite with separate entrance and separate laundry. This house went through extensive renovations and now has Brand new Kitchen along with Brand new stainless steel appliances, Brand new Washrooms, NEW Flooring and New Carpet, Fresh Paint And Brand New Roof As well. Basement ( ILLEGAL SUITE) is fully finished with 2 bedrooms,1 washroom, Kitchen ,Living room and has separate entrance and laundry.Backyard is fully fenced for you to enjoy your evenings on your brand new private deck. Do not miss the opportunity and book your private showings also do not forget to check out 3D Tour.