



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**187 Coral Keys Villas NE**  
**Calgary, Alberta**

**MLS # A2212408**



**\$730,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Coral Springs   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey Split  |               |                   |
| <b>Size:</b>     | 1,806 sq.ft.  | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Cul-De-Sac, Few Trees, Garden, Landscaped, Private          |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** GARDEN SHED.

Dare to compare !! Quiet Cul De Sac location, Custom 2-storey split property in a show home condition with over 2,300 sq. ft. of total development. Hardwood floors throughout the whole house. From the main entrance an open living & dining room area, beautiful SW sunny kitchen with a breakfast nook, granite counters, stainless-steel appliances, some smart upgrades to kitchen cabinets drawers for easy use, directly off the kitchen access to the landscaped backyard with good size vinyl tier maintenance-free deck for your family/friends weekend BBQ gathering. Sunken family room with cozy fireplace, main floor laundry room and half bathroom. Second floor big master bedroom with 3-pc ensuite (shower), 2 additional bedrooms and a full bathroom. Basement is developed into 2 parts, one with a large open room that has a partially heated floor, and the second left as a part that could be used as a hobby/workshop or storage area. Newer windows, some kitchen cupboards with a custom made smart shelves, water tank ( 7 years ), garage&nbsp;insulated with a heater. Great location, beautiful family home, lake community, close to schools and shopings, easy access in and out, minutes to McKnight Blvd. and Stoney Trl.