



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2212408**



**\$750,000**

<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. Great location, beautiful family home, lake community, close to schools and shopings, easy access in and out, minutes to McKnight Blvd. and Stoney Trl.