



**GRASSROOTS**  
REALTY GROUP

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**230 Coral Springs Place NE**  
**Calgary, Alberta**

**MLS # A2226250**



**\$835,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,075 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Greenbelt,		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

This fantastic family home is located in the desirable community of Coral Springs, offering a perfect blend of luxury and functionality. With a beautifully designed floor plan featuring soaring ceilings, this home is ideal for family gatherings and entertaining. The formal dining and living areas are complemented by a dream kitchen with granite counters, stainless steel appliances, and ample storage. Upstairs, you'll find three spacious bedrooms, including a primary suite with double closets and a four-piece en-suite. The walk-out basement is fully finished (ill-Legal Suite) with KITCHEN, additional living space, two bedrooms, and a full bath. Currently rented out to very good tenants paying 1600\$/month. This home boasts impressive amenities, including LED Christmas lights, clay tiles, underground sprinklers, central air, and a retractable awning. The community of Coral Springs offers year-round activities and a range of amenities. With recent upgrades, including newer appliances in the basement, new carpet, paint, and lighting fixtures, this home is ready for you to move in and enjoy. Don't miss out on this rare opportunity &ndash; contact us today to schedule a viewing!