



GRASSROOTS

REALTY GROUP

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**18 Coral Sands Place NE
Calgary, Alberta**

MLS # A2292097

\$630,000



Division:	Coral Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,445 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully maintained 4 bed, 3 bath detached home in the sought-after lake community of Coral Springs! Built in 1991, this spacious home features cathedral ceilings and hardwood flooring throughout the main floor, creating a bright and inviting feel. The kitchen opens to a large deck and huge fully fenced backyard, perfect for entertaining. A few steps down you’ll find a cozy family room with fireplace, a large bedroom, and a full bathroom with laundry space. The fully finished basement offers a rec room, games area, second laundry, and is already plumbed for a wet bar or future kitchen, with potential to add another bedroom. Upstairs features a spacious primary bedroom with ensuite, plus two additional bedrooms and another full bathroom. Located close to Coral Springs Lake, schools, shopping, transit, and recreation, with quick access to McKnight Blvd and Stoney Trail. A fantastic family home in a great location!