



**136 Coral Springs Landing NE
Calgary, Alberta**

MLS # A2295705



\$795,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Front Yard, Garden, Lake		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: NA

LOCATION that hits different. A home sitting in a quiet cul-de-sac with a direct pathway from your backyard to the Coral Springs Beach House & lake—this is the kind of opportunity that doesn't comes up often. Set on a large south facing pie lot, the backyard is built for space and sun with a tiered deck and access just steps away. Inside, you’ll find a bright, open main floor that flows effortlessly—formal living and dining, a private office and/or bedroom, and a family room filled with natural light from oversized south facing windows, plus a breakfast nook and powder room. Upstairs features 4 spacious bedrooms, an office nook, full bath, and a primary suite with a clean, open ensuite. The fully finished basement brings added value with a large living room with custom built ins, and an illegal suite offering a bedroom, den, full bath, separate laundry, and private walk-up entrance. With over 3,300 sq ft of living space, this home offers the room, layout, and flexibility today’s buyers are after—all set within Coral Springs, Northeast Calgary’s only lake community, where lifestyle meets location!