



GRASSROOTS
REALTY GROUP

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83 Coral Springs Grove NE
Calgary, Alberta

MLS # A2296100



\$735,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,003 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gazebo, No Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

Thoughtfully built with character and comfort in mind, this home stands out with rich oak finishes throughout and a long list of meaningful improvements, truly move in ready! Tucked away on a quiet cul-de-sac, you're just steps from walking paths, transit access, and the exclusive Coral Springs lake amenities. Inside, the layout delivers both space and flexibility. The main floor features a bright, open design with a formal living and dining area, a cozy family room, breakfast nook, FULL 3 piece bath, and a dedicated office/den. Upstairs offers three generously sized bedrooms, including a spacious primary retreat with a bright ensuite, plus another full bath. The fully finished basement adds even more value, featuring a spacious rec area and family room, along with a fourth bedroom and a full bathroom complete with a steam room shower. Upgrades include new kitchen cabinets & countertops (2026), furnace (2025), triple-pane windows (2022), appliances (2023), roof (2017), fresh paint, and an extended driveway and back yard patio (2022). A heated double garage with EV charger and epoxy flooring completes the package. Set on a large east-facing backyard with a sunroom, concrete patio, gazebo, and a custom-built shed, this outdoor space offers the perfect balance of function and privacy. A solid opportunity in a well established lake community where homes like this don't come up often. Don't miss this one!