



**GRASSROOTS**

REALTY GROUP

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**171 Coral Springs Park NE  
Calgary, Alberta**

**MLS # A2301608**



**\$749,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Aggregate, Double Garage Attached, Front Drive, Heated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to a truly turnkey home offering over 3,000 sq ft of developed living space, where nearly \$200,000 in renovations have transformed every corner into a refined residence with quality craftsmanship and thoughtful detail, leaving nothing left untouched! From the curb, the upgrades stand out. An extended exposed aggregate driveway (permit, approx. \$30K), brick detailing around the garage and front entry, and an updated entrance create a strong first impression that carries into the home. Inside, you are greeted by a completely reimaged interior featuring custom tile work with a wood diamond pattern at the entry, upgraded hardwood flooring, designer carpet, updated casing and baseboards, and a full LED lighting package including pot lights and stair sensor lighting. The main living area is elevated with a custom built-in wall unit, redesigned fireplace (permit), and handcrafted architectural details including a wood archway and feature ceiling that add warmth, character, and distinction. The kitchen has been fully rebuilt with custom cabinetry, soft close drawers, updated hardware, granite countertops, and a premium KitchenAid appliance package including a gas stove, built in oven, microwave, and refrigerator, delivering both performance and style. The layout flows effortlessly into the surrounding dining and living spaces, ideal for everyday living and entertaining. Upstairs, the bedrooms feature custom built-ins, shelving, and workspace elements, while all bathrooms have been upgraded with granite countertops, wide sinks, updated toilets, modern fixtures, and tiled finishes throughout, creating a consistent move in ready feel. The fully developed basement expands the home's versatility, featuring a separate covered entrance with an exposed aggregate walkway leading from the front of the home, along with a fully equipped secondary kitchen,

additional living space, bedrooms, and a full bathroom. Currently configured as an illegal suite, this level offers excellent potential for extended family, multi generational living, or rental income. Mechanical upgrades include central air conditioning (permit) and a garage heater (permit), ensuring year round comfort and efficiency. The garage has been transformed into a high performance workspace with epoxy flooring, waterproof wall treatments, and high output LED panel lighting, ideal for car enthusiasts, hobbyists, or a workshop. Step outside to a fully upgraded outdoor area featuring an extended patio with a designated BBQ space, tinted privacy glass enclosure (approx. \$18K), and sealed storage below, all overlooking a spacious backyard designed for relaxation and entertaining. Located in a sought after lake community with year round access to private amenities including swimming, fishing, boating, and skating, this home offers a lifestyle that extends well beyond the property itself. Extensively renovated with permits and attention to detail throughout. Book a private showing with your favorite Realtor® today!