



**GRASSROOTS**  
REALTY GROUP

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718 Coral Springs Boulevard NE  
Calgary, Alberta

MLS # A2306539



**\$699,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,345 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Wood

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/a

First time offered for sale by the original owner in the highly sought-after lake community of Coral Springs! This well-maintained home features an impressive main floor with soaring open-to-above ceilings in the living room, a formal dining area, and a cozy family room complete with a corner fireplace. A versatile main floor den is perfect for a home office or study space. Upstairs, you'll find a spacious primary bedroom with a 4-piece ensuite and walk-in closet, along with three additional generously sized bedrooms and another full bathroom—ideal for growing families. The unfinished basement offers endless potential for your future development and personal touch. Enjoy year-round lake access with community amenities including boating, fishing, and playgrounds. Conveniently located near Genesis Centre, Village Square Leisure Centre, and quick commute for shopping at Crossiron Mills or Sunridge Mall. Close to schools, parks, public transit, and major routes like Stoney Trail and McKnight Boulevard for easy commuting. A fantastic opportunity to own in one of NE Calgary's most desirable lake communities!