



GRASSROOTS
REALTY GROUP

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18 Coral Springs Circle NE
Calgary, Alberta

MLS # A2309935



\$499,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this immaculate and super clean 2-storey home with a single attached garage, ideally situated on a rare corner lot with back alley access in the desirable community of Coral Springs. This well-maintained property offers a total of 3 bedrooms, 3 full bathrooms, and a fully developed basement, making it perfect for growing families. Conveniently located close to schools, parks, playgrounds, transit services, and with easy access to major highways. Enjoy year-round lake access and community entertainment amenities. The main floor features a bright and spacious family room, a functional kitchen with dining area, and patio doors leading to the backyard deck — perfect for relaxing or entertaining. A convenient 3-piece bathroom combined with laundry completes the main level. Upstairs, you will find a comfortable primary bedroom, two additional good-sized bedrooms, and a shared 4-piece bathroom. The fully developed basement offers a large recreation room with a cozy gas fireplace, a full 4-piece bathroom, and plenty of storage space for all your needs. This beautiful home is ideal for young families with small children. Don't miss this rare opportunity to own this gem in Coral Springs. Call your favourite Realtor® today to book your private showing!