



**206 Coral Keys Place NE
Calgary, Alberta**

MLS # A2310262



\$725,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Welcome to this BEAUTIFULLY FULLY RENOVATED 2280 sqft home located in the highly desirable LAKE COMMUNITY of Coral Springs. Situated on a PRIME CORNER LOT backing onto GREEN SPACE AND WALKING TRAILS, this impressive property offers a total of 3,412.81 SQ. FT. OF DEVELOPED LIVING SPACE INCLUDING THE FULLY FINISHED BASEMENT, combining luxury, functionality, and an exceptional location for families. This home features 4 BEDROOMS, 4.5 BATHROOMS, TWO LIVING ROOMS, A DEDICATED OFFICE, and a stunning OPEN TO ABOVE AREA that fills the home with natural light and creates a grand, spacious feel. Every bedroom has direct access to a washroom, providing added comfort and convenience for the entire family. The extensively renovated interior offers a bright and functional layout perfect for both entertaining and everyday living. The FULLY FINISHED BASEMENT adds additional versatile living space ideal for a recreation room, media area, gym, or extended family use. Step outside to enjoy the FULLY LANDSCAPED AND FULLY FENCED BACKYARD backing directly onto green space and walking paths, creating a peaceful and private outdoor setting. Located NEXT TO A PLAYGROUND and surrounded by numerous walking trails, this home offers the perfect balance of nature and city convenience while enjoying all the benefits of living in one of Calgary's premier LAKE COMMUNITIES. Ideally situated with QUICK ACCESS TO STONEY TRAIL, approximately 10 MINUTES TO Calgary International Airport and only 25 MINUTES TO DOWNTOWN CALGARY, this property is also close to schools, shopping, restaurants, recreation centres, and countless amenities within walking distance or a short drive away. An exceptional opportunity to own a spacious, fully renovated home in

one of Calgary's most established LAKE COMMUNITIES.