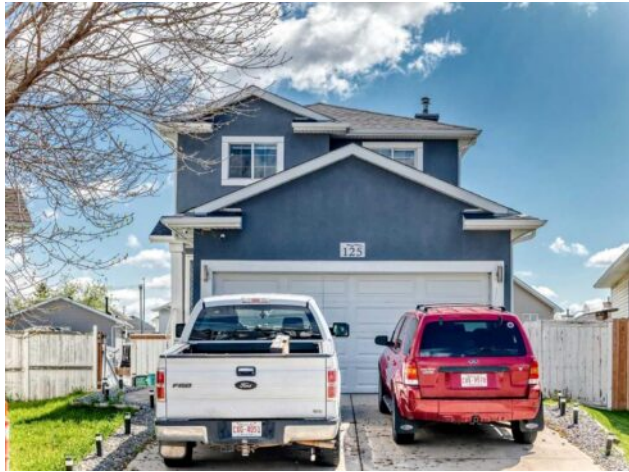




**125 Coral Springs Bay NE  
Calgary, Alberta**

**MLS # A2311999**



**\$585,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully maintained 2-storey home in the highly sought-after lake community of Coral Springs. Offering Total 5-bedroom, 2.5-bath home combines comfort and functionality. The main floor features a bright and inviting living room with a cozy fireplace, a spacious dining area, and a well-appointed kitchen complete with a central island, stainless steel appliances, and ample cabinetry. Back door lead to a private backyard deck—perfect for relaxing or entertaining. A convenient 2-piece bath completes this level. Upstairs, you will find three generously sized bedrooms, including a spacious primary retreat, along with a full 4-piece bathroom. Large windows throughout the home provide an abundance of natural light, creating a warm and welcoming atmosphere. Illegal walk-out basement with a separate entrance offers excellent flexibility and potential for extended family living. It includes two bedrooms, a kitchen, a recreation area, a 4-piece bathroom. Additional features include a double attached garage and great curb appeal. Located in a quiet, family-friendly neighborhood, residents enjoy exclusive lake access with a beach, boating, fishing, parks, and nearby schools and shopping. This is a fantastic opportunity to own a versatile home in one of Calgary’s most desirable communities.