



GRASSROOTS

REALTY GROUP

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**263 Coral Keys Drive NE
Calgary, Alberta**

MLS # A2316834



\$699,999

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: TV Mounts in the master bedroom and basement, table & hutch with chairs

OPEN HOUSE SATURDAY, JUNE 13 FROM 2-4PM**** What a fantastic location in the sought-after lake community of Coral Springs! Enjoy convenient access to all amenities, including Sunridge Mall, Marlborough Mall, East Hills Shopping Centre with Costco, restaurants along 36 Street NE, public transportation, and the C-Train, all within approximately 10 minutes. Commuting is easy with quick access to Stoney Trail and 16 Avenue NE. As a resident of Coral Springs, you'll enjoy exclusive access to the private lake, offering year-round recreation including swimming, fishing, skating, boating, and more. This custom-built home showcases exceptional value, quality, and pride of ownership. The main floor features beautiful solid cherry wood flooring, a spacious foyer, and a convenient main-floor laundry room with additional storage. A large flex room offers versatility and can be used as a home office, guest room, or fourth bedroom. The spacious gourmet kitchen features custom cabinetry, granite countertops, stainless steel appliances, a corner pantry, a large island with an eating bar, and a custom-built granite-topped table with four chairs, which are included. A French door leads to a large west-facing deck and backyard. The deck is fully wired for a hot tub and includes a raised platform ready for installation. The backyard is beautifully landscaped and fully fenced. The kitchen opens to the inviting great room, which features a cozy gas fireplace as its focal point, while also connecting to the formal living and dining areas in an open-concept design. The upper level offers an open-to-below design overlooking the living and dining rooms, creating a bright and spacious feel throughout. The impressive primary bedroom easily accommodates a king-sized bedroom set and features double closets, a walk-in closet, and a private 4-piece ensuite. Two additional

good-sized bedrooms and another 4-piece bathroom complete the upper level. The fully developed basement features a custom-built bar, a spacious recreation area with room for a pool table (negotiable), a comfortable sitting area, a large fourth bedroom, and a 3-piece bathroom. This immaculate home offers tremendous curb appeal with a double attached garage. Added value includes shingles and siding that were replaced approximately four years ago, as well as central air conditioning. Offering over 2,800 square feet of developed living space, this move-in-ready home combines elegance, functionality, and an unbeatable location. A truly exceptional opportunity for you and your family.