



GRASSROOTS
REALTY GROUP

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**93 Coral Reef Crescent NE
Calgary, Alberta**

MLS # A2318786



\$799,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Greenbelt, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

EXTENSIVELY RENOVATED | Bungalow | Lake Access | LIGHT & BRIGHT | 6 Beds & 3 Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 2300+ SQ FT of living space | OVER \$250,000 IN UPGRADES | On a very quiet Street! Welcome to this meticulously renovated bungalow in the sought-after North Coral springs community. The main floor features a Master bedroom with a large 4 pc & a closet, 2 Additional bedrooms with an additional 3pc bathroom, laundry room. Open concept Living, Dining & the kitchen showcases custom shaker-style white cabinetry with subtle textural accents, complemented by thick quartz countertops and a stunning island with a waterfall edge. High-end stainless steel appliances. Basement (Illegal suite) with 3 bedroom, 4 pc bathroom & a kitchen an entertainment/Rec/gaming room! Separate entrance, Separate Laundry. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!