



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

219 Coral Springs Circle NE
Calgary, Alberta

MLS # A2321459



\$435,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

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

Inclusions: N/A

Open House Saturday! Pride of ownership shines throughout this exceptionally clean home in the highly sought-after lake community of Coral Springs! Enjoy a short walk to the beach, pickleball and basketball courts, docks, and boating—perfect for making the most of Calgary's summer months. This charming 3-bedroom, 2-storey home offers a bright and functional layout with 1 full bathroom and 1 convenient half bath, all set on a beautifully maintained lot with mature trees. The spacious kitchen is ideal for everyday living and entertaining, featuring a pantry, ample counter space, abundant storage, a convection oven, and a refrigerator with a connected water line. The main floor boasts gleaming 14mm laminate hardwood flooring throughout and is filled with natural light from the large windows. A major bonus is the newer main-floor laundry, adding convenience to your daily routine. Upstairs, you'll find 3 comfortable bedrooms with carpeted flooring and a full bathroom. Step outside to enjoy the freshly painted wood deck, perfect for summer barbecues and gatherings. The fully fenced backyard offers lush green grass and plenty of space for family enjoyment. The basement provides ample storage. Located on a well-kept lot with fantastic neighbours, this home is close to off-leash parks, schools, shopping, Superstore, and the sports complex featuring hockey and swimming facilities. Best of all, ownership includes access to Coral Springs Lake and all the community's outstanding recreational amenities. Move-in ready and waiting for you to call it home!