



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**54 Coral Springs Court NE
Calgary, Alberta**

MLS # A2321621



\$650,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,592 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, No Back Lane, Pie Shaped Lot		

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:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this warm and inviting 2-storey family home with a two-car attached garage, nestled in a quiet cul-de-sac. This home is in the highly sought-after lake community of Coral Springs. Situated on a generous pie-shaped lot, this property offers exceptional indoor–outdoor living in a quiet, established neighbourhood known for its private lake access and year-round recreation. The main floor features a bright, functional layout with a well-kept kitchen, a walk-in pantry, and a comfortable and roomy dining area. The adjoining living room is anchored by a cozy gas fireplace, creating a welcoming space for everyday relaxation. A 2-piece bathroom and a convenient laundry room complete this level. On the second level, you’ll find a spacious primary bedroom with a 4-piece ensuite and walk-in closet, along with two additional bedrooms and another full 4-piece bathroom, an ideal and convenient layout for families. The fully developed basement expands your living space with two additional bedrooms, a 3 piece bathroom, a comfortable rec room, and a flexible area perfect for a home office, playroom, or hobby space. Off the dining room, sliding doors open directly onto a spacious deck, perfect for morning coffees, summer barbecues and gatherings with friends and family. The large-fenced backyard is currently an open canvas that can be turned into the perfect outdoor oasis for additional space for gatherings, gardening, reading a good book, playing with the kids, or simply to unwind. The community of Coral Springs is renowned for its private 16-acre lake, sandy beaches, family-friendly atmosphere, and exceptional year-round recreational amenities. Some activities include swimming, paddleboarding, fishing, outdoor tennis courts, basketball courts, beach volleyball and ice skating. This community is also conveniently close to shopping, schools, parks,

major roadways like McKnight Blvd. and Stoney Trail, and the Calgary International Airport. Don't miss out on this amazing home!