



GRASSROOTS

REALTY GROUP

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**5209 Coral Shores Drive NE
Calgary, Alberta**

MLS # A2321832



\$639,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,927 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Front Yard, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: n/a

**** BEAUTIFULLY MAINTAINED 4 BDRM HOUSE **** Welcome to this wonderful original owner property lovingly well-cared in one of the top NE communities of LAKE COMMUNITY CORAL SPRINGS! Nearly 2000 sf finished space of 2-storey detached house with front attached double garage (parks up to 5 cars including front driveway), formal front living room with dining area, and kitchen with breakfast nook and family room facing the rear deck BACKING ONTO GREEN SPACE, this classic layout is suitable for many families, ESPECIALLY 4 BEDROOMS UPSTAIRS is perfect for larger or extended families. There are 2.5 bathrooms including the guest half bathroom on main floor, and main bathroom upstairs along with a masters ensuite bathroom and walk-in closet for masters bedroom. Front porch and double height foyer entrance completes the charm of this thoughtfully well designed house that ALSO HAS A/C. The unspoiled basement awaits your creative touch allowing many options suitable for your family's needs. Close to all levels of schools, the community center, and sharing the same street as estate homes backing onto the lake, this quiet abode has all the qualities needed for raising a family in a very respected neighborhood. Don't miss out!!