



GRASSROOTS
REALTY GROUP

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125 Coral Springs Bay NE
Calgary, Alberta

MLS # A2327501



\$550,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Welcome to this beautifully maintained 2-storey home in the community of Coral Springs. Offering Total 5-bedroom, 2.5-bath home combines comfort and functionality. The main floor features a bright and inviting living room with a cozy fireplace, a spacious dining area, and a well-appointed kitchen complete with a central island, stainless steel appliances, and ample cabinetry. Back door lead to a private backyard deck—perfect for relaxing or entertaining. A convenient 2-piece bath completes this level. Upstairs, you will find three generously sized bedrooms, including a full 4-piece bathroom. Large windows throughout the home provide an abundance of natural light, creating a warm and welcoming atmosphere. Illegal walk-out basement with a separate entrance offers excellent flexibility and potential for extended family living. It includes two bedrooms, a kitchen, a recreation area, a 4-piece bathroom. Additional features include a double attached garage and great curb appeal. Located in a quiet, family-friendly neighborhood, residents enjoy parks, and nearby schools and shopping. This is a fantastic opportunity to own a versatile home in one of Calgary’s most desirable communities.