



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 Coral Springs Close
Calgary, Alberta

MLS # A2329567

\$659,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to the sought after lake community of Coral Springs! This spacious 5 bedroom, 3.5 bathroom home offers a bright and functional two storey layout designed with family living in mind. The main floor features separate living and family rooms, giving you plenty of space to gather and unwind. At the heart of the home is the renovated kitchen, which flows seamlessly into the dining area and cozy breakfast nook. Main-floor laundry and a convenient half bath complete this level. Upstairs, you'll find three spacious bedrooms, including a large primary retreat with double door entry, a walk in closet, and private 4 piece ensuite, along with another full bathroom. The fully developed basement offers even more living space with a generous recreation room, two additional bedrooms, and a 3 piece bathroom. Thoughtful updates include a Class 4 asphalt shingle roof (2025), vinyl siding (2021), kitchen (2022), appliances (2023), hot water tank (2025), concrete patio (2023), Brazilian cherry hardwood (2009), and updated hardwood on the stairs and upper level (2024). Complete with a double attached garage and extended driveway, this home is ideally located near schools, parks, walking paths, and all the amenities of this family friendly lake community. Come make this beautiful Coral Springs home yours before it's gone!