



GRASSROOTS
REALTY GROUP

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28 Coral Reef Link NE
Calgary, Alberta

MLS # A2330548



\$695,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Gazebo		

Heating:	High Efficiency, Floor Furnace, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Double Vanity, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	Gazebo, Garden Shed		

Stunning newly renovated 4 bed + den, 3.5 bath home on an oversized 6,000+ sq ft corner lot in the sought-after lake community of Coral Springs. Fully updated top to bottom and truly move-in ready. The bright, open main floor features a living room, formal dining room, cozy family room with fireplace, and a private den — perfect for a home office. The brand-new kitchen boasts a walk-in pantry and all-new stainless steel appliances. Main-floor laundry and a half bath add convenience. Enjoy new luxury vinyl plank flooring, fresh paint throughout, and updated lighting. Upstairs, the generous master bedroom offers a large walk-in closet and a spa-inspired ensuite with new double vanity, new tile around the jacuzzi tub, standing shower, and new fixtures. The second-floor common bathroom is also newly updated with a new vanity and tile. Three additional bedrooms complete the upper level. The fully developed basement adds a large rec-room, full bath, and an oversized storage room. Additional upgrades: newer high-efficiency furnace, two 50-gallon hot water tanks, and newer roof/shingles (2020). The large fenced corner-lot backyard features a gazebo, garden shed, and a cement pad ideal for basketball. Home has oversized double car garage that offer additional storage. Coral Springs is a premier lake community with bikeways, walkways, and tree-lined parks. Enjoy year-round access to Coral Springs Lake: fishing, boating, beach volleyball, basketball, tennis, ping pong, BBQ, and winter ice skating. Minutes to Sunridge Mall, Marlborough Mall, Saddletowne Circle shops and groceries, the Don Hartman NE Sportsplex, and the Genesis Centre. Nearby schools include Coral Sands, Ted Harrison, Nelson Mandela High School, and St. Teresa of Calcutta. 1-minute walk to the bus stop with quick connection to the Saddletowne C-Train (LRT) to downtown.

Fast access to Stoney Trail, McKnight Blvd, Métis Trail, and 64th Ave NE. Approx. 10 minutes to Calgary International Airport (YYC). Move in and enjoy — a rare, income-ready home on a premium corner lot in an established lake community. Book your private showing today!