



GRASSROOTS
REALTY GROUP

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279 Coral Springs Circle NE
Calgary, Alberta

MLS # A2331659



\$599,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,569 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Quartz Counters		

Inclusions: Basement Suite Appliances: Electric Stove, Fridge, Range Hood Fan, Microwave

1 Bedroom Basement Suite (Illegal) | Gorgeous Family Home | Incredible Location | Steps to Coral Keys Playground | 4 Level Split | Central Air | Open & Spacious Floor Plan | Vaulted Ceilings | Abundant Natural Light | Solid Wood Kitchen Cabinets | Freshly Painted | Stainless Steel Appliances | Great Living Space | 2 Upper Level Bedrooms | 2 Full Bathrooms | Separate Entry to Ground Level | Open Rec Room & Kitchen | Gas Fireplace | 1 Bedroom | Unfinished Lowest Level with Basement Laundry | Huge Backyard | Concrete Patio | Expansive Lawn | Fully Fenced | Front Attached Double Garage | Driveway | Family Friendly Neighbourhood | Close to CBE Grant MacEwan School. Welcome home to this spacious 4-level split offering an incredible location just steps from Coral Keys Playground & close to CBE Grant MacEwan School. The main level welcomes you with vaulted ceilings, abundant natural light & an open, spacious layout designed for comfortable family living. The kitchen is finished with solid wood cabinetry, laminate countertops & stainless steel appliances, with great sightlines into the surrounding living spaces. The upper level holds 2 generously sized bedrooms & 2 full 4pc bathrooms, providing excellent functionality for the family. The primary bedroom offers plenty of space & a 4pc ensuite. The 2nd bedroom upstairs is a great size and across the hall is the second 4pc bath! The lower levels provide even more flexibility with a separate entry leading to your basement suite(illegal) with an open recreation room & kitchen area, creating a comfortable secondary living space. The kitchen is outfitted with laminate countertops, full height white cabinetry and stainless steel appliances. A gas fireplace adds warmth & character, while a spacious bedroom & full bathroom provide a functional setup. The unfinished lowest level of the basement offers

additional living potential along with the laundry area. Outside, the huge fully fenced backyard provides an expansive lawn & concrete patio with plenty of room for outdoor dining, entertaining, children & pets. The front attached double garage & driveway provide ample parking. Central air conditioning keeps the home comfortable throughout the warmer months. Located in a family-friendly neighbourhood close to parks, playgrounds, schools, shopping & everyday amenities, this home offers exceptional space, flexibility & location. Hurry & book your showing today!