



GRASSROOTS
REALTY GROUP

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54 Coral Springs Court NE
Calgary, Alberta

MLS # A2331922



\$640,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,592 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this warm and inviting 2-storey family home with a double attached garage, tucked away in a quiet cul-de-sac in the highly sought-after lake community of Coral Springs. Please note: Some photos have been virtually staged to help illustrate the home's potential. Situated on a generous pie-shaped lot, this home offers exceptional indoor-outdoor living in one of Calgary's most desirable lake communities, known for its private lake access and year-round recreation. The bright and functional main floor features a well-maintained kitchen with a walk-in pantry, a spacious dining area, and a welcoming living room centered around a cozy gas fireplace—perfect for everyday living and entertaining. A convenient laundry room and 2-piece bathroom complete this level. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms and another full 4-piece bathroom, providing a practical layout for families. The fully developed basement extends the living space with two additional bedrooms, a 3-piece bathroom, a comfortable recreation room, and a versatile flex area that's ideal for a home office, playroom, or hobby space. Sliding patio doors off the dining area lead to a spacious deck, creating the perfect setting for morning coffee, summer BBQs, and gatherings with family and friends. The large, fully fenced backyard is ready to become your own private outdoor retreat, with plenty of space for entertaining, gardening, kids to play, or simply relaxing. Coral Springs is renowned for its private 16-acre lake, sandy beaches, and outstanding year-round amenities, including swimming, paddleboarding, fishing, tennis courts, basketball courts, beach volleyball, and winter skating. Conveniently located near schools, shopping, parks, McKnight Boulevard, Stoney Trail, and Calgary International Airport,

this home offers the perfect combination of comfort, convenience, and community. Don't miss your opportunity to own this fantastic family home in one of Calgary's premier lake communities!