



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Coral Springs Close NE
Calgary, Alberta

MLS # A2334951



\$634,999

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,698 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage door opener

This very well-maintained property is in a desirable neighborhood of Coral Springs with convenient access to amenities and services. Its proximity to schools, parks, shopping centers, and other facilities adds to the appeal of the property, making it an attractive option for those seeking a well-rounded and vibrant neighborhood to settle down in. The combination of a spacious interior, recent renovated kitchen with dual mount granite coated sinks, fairly new cabinets and counter tops, fairly new paint and a prime location makes this house a desirable choice for potential buyers looking for a welcoming home in a convenient location. Excellent 2 story with fully development basement home. Total of 4 bedrooms and 3.5bathrooms. Basement professionally developed with 2 bedrooms suite (illegal) large family room, cozy kitchen with, full bathroom, lots of storage and separate entrance. Main floor laundry with washer and dryer combined with a 2pc bathroom. Main floor office which could be easily converted into additional bedroom. Bright sunny fully renovated kitchen with center island opened to eating area and bright and big size sunroom. Dramatic staircase with oak railings takes you to the second floor. Large master bedroom with walk-in closet and 5pc ensuite with tub and separate shower. This house is renovated within last 2 years.