



GRASSROOTS
REALTY GROUP

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769 Coral Springs Boulevard NE
Calgary, Alberta

MLS # A2340722



\$639,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NONE

Welcome to this beautiful home in the sought-after community of Coral Springs! As you enter, you'll immediately appreciate the bright, open-concept layout and abundance of natural light. Large windows throughout the home allow the sunshine to radiate through the main living spaces, creating a warm and inviting atmosphere. The main floor features a spacious living room, family room, dining area, kitchen, and convenient laundry room. Upstairs, you'll find generously sized bedrooms with wide corridors and plenty of space. The large primary bedroom offers a 4-piece ensuite, while two additional well-sized bedrooms share another 4-piece bathroom. The fully finished basement includes an (illegal suite) with a separate entrance, offering additional living space and excellent potential for extended family. A double attached garage provides ample parking and storage. The quiet, north-facing backyard offers a peaceful retreat where you can enjoy your morning cup of tea while looking out toward the mature, treed surroundings. Located just steps from a playground and public transportation, this home combines comfort, functionality, and convenience in a fantastic community. This could be the home you've been waiting for! Call today to schedule your private viewing.