



GRASSROOTS
REALTY GROUP

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341 Coral Keys Villas NE
Calgary, Alberta

MLS # A2341701



\$615,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,488 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Located in the highly desirable LAKE COMMUNITY OF CORAL SPRINGS, this beautifully upgraded home offers 1,488 sq. ft. above grade. The bright main floor features an upgraded kitchen with upgraded countertops an island and pantry. The adjoining Family Room is highlighted by BEAUTIFUL HARDWOOD FLOOR, a FIREPLACE and custom built-ins. Upstairs offers 3 BEDROOMS AND 2 FULL BATHROOMS, including a spacious primary retreat with walk-in closet and 3pc ensuite. The basement is PARTIALLY FINISHED and offers a large recreation room, TWO ADDITIONAL ROOMS WITH LARGE WINDOWS. Step outside to the SUNNY, BEAUTIFULLY LANDSCAPED AND PRIVATE SOUTH-WEST FACING BACKYARD, featuring a spacious deck, high-end built-in planters, fire pit, storage sheds and an abundance of mature trees providing excellent privacy. The HEATED GARAGE is complete with extensive shelving, upgraded lighting and independent hot and cold water. Enjoy EXCLUSIVE ACCESS TO CORAL SPRINGS LAKE with swimming, boating and year-round recreation, all within easy reach of schools, parks, shopping and major roadways. An excellent opportunity to enjoy a beautifully upgraded home and the sought-after Coral Springs lake lifestyle.