



GRASSROOTS
REALTY GROUP

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47 Coral Springs Close NE
Calgary, Alberta

MLS # A2341782



\$629,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, No Back Lan		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to the sought after lake community of Coral Springs! This spacious 5 bedroom, 3.5 bathroom home offers a bright and functional two storey layout designed with family living in mind. The main floor features separate living and family rooms, giving you plenty of space to gather and unwind. At the heart of the home is the renovated kitchen, which flows seamlessly into the dining area and cozy breakfast nook. Main-floor laundry and a convenient half bath complete this level. Upstairs, you’ll find three spacious bedrooms, including a large primary retreat with double door entry, a walk in closet, and private 4 piece ensuite, along with another full bathroom. The fully developed basement offers even more living space with a generous recreation room, two additional bedrooms, and a 3 piece bathroom. Thoughtful updates include a Class 4 asphalt shingle roof (2025), vinyl siding (2021), kitchen (2022), appliances (2023), hot water tank (2025), concrete patio (2023), Brazilian cherry hardwood (2009), and updated hardwood on the stairs and upper level (2024). Complete with a double attached garage and extended driveway, this home is ideally located near schools, parks, walking paths, and all the amenities of this family friendly lake community. Come make this beautiful Coral Springs home yours before it’s gone!