

**433 Coral Springs Place NE**  
**Calgary, Alberta**

**MLS # A2289158**



**\$850,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,142 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** N/A

This executive family home is located in the desirable "lake" community of Coral Springs, offering over 3000 total sq. ft. of developed space...including 5 bedrooms, den, plus an illegal suite in the walkout basement! SWEEPING VIEWS - from north to south - as far as the eye can see! Such privacy on this large pie-shaped lot! With a beautifully designed floor plan featuring soaring ceilings, this home is ideal for large family gatherings and entertaining. The formal dining and living areas are complimented by a gourmet kitchen with granite counters, stainless steel appliances, plus an island. The main floor office and the great room with gas fireplace complete the main level. The upper level features a loft area, 4 spacious bedrooms, including a primary suite with a "spa-like" four piece ensuite. The walk-out basement is fully finished (illegal Suite) with KITCHEN, additional living space, 5th bedroom, plus a den (could have window created to make it a 6th bedroom) and a full bath. This home boasts an impressive pie-shaped lot without any rear neighbours (large shed included). The "lake" community of Coral Springs offers year-round activities and a range of amenities. With recent upgrades, including: basement illegal suite - 2024; new roof - 2018; carpet replaced; rebuilt deck; garage is drywalled/insulated.