

73 Coral Springs Park NE
Calgary, Alberta

MLS # A2302222



\$949,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,822 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Gar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

EXTENSIVELY RENOVATED + TONS OF UPGRADES | BACKS ON TO AND FACES GREEN SPACE | WALK OUT ILLEGAL BASEMENT SUITE | LAKE COMMUNITY | 6 BED plus DEN + 4.5 BATH | This one will check off all of your boxes! Welcome to this exceptional, fully renovated home in the highly sought-after lake community of Coral Springs. Perfectly positioned on a premium walk-out lot with no neighbors in front or behind, this property backs onto a serene pond and faces an expansive green space providing both privacy and picturesque views. From the moment you arrive, the curb appeal is undeniable, featuring a beautifully updated exterior and striking modern lighting. Step inside to a grand foyer highlighted by an elegant curved staircase, setting the tone for the upscale finishes found throughout. The main floor is thoughtfully designed with both functionality and style in mind. It features a private den, a stunning formal living room with bay windows, and a dedicated dining room ideal for hosting. The heart of the home is the bright and inviting family room, complete with built-in shelving, a cozy fireplace, and an abundance of windows that flood the space with natural light. The chef-inspired kitchen is truly a showstopper, boasting built-in Bosch appliances, an oversized waterfall island, custom backsplash, and ample cabinetry. A separate spice kitchen adds extra convenience, while a secondary dining area is perfect for casual family meals. This area leads to a upgraded deck perfect for family BBQs. A 2-piece bathroom completes this level. Upstairs, you will find four generously sized bedrooms, including two with private ensuites. The luxurious primary retreat features a spacious walk-in closet, a beautifully appointed 4-piece ensuite with floor-to-ceiling tiled shower, and an elegant tray ceiling with built-in lighting. The second bedroom stands

out with its vaulted ceiling, walk-in closet, and 3-piece ensuite. This level also offers a full bathroom with a skylight, a conveniently located laundry room, and a versatile bonus room ideal for family gatherings or entertainment. The fully developed walk-out basement includes an illegal 2-bedroom suite with its own entrance, full kitchen, living area, full bathroom, dedicated laundry, and additional storage. Additional highlights include a double attached garage that is insulated, drywalled, and heated. Notable updates include: Hot water tank, furnace, roof and siding (2022), air conditioning (2024). Located in the well-established and family-friendly lake community of Coral Springs, residents enjoy exclusive lake access along with a wide range of year-round amenities. You'll appreciate the close proximity to reputable schools, shopping plazas, grocery stores, restaurants, public transit, and essential services. This one-of-a-kind property truly has it all: luxury, space, functionality, and an unbeatable location. A rare opportunity you won't want to miss!