587-899-3773
justin@realtyaces.ca

3 Coral Springs Grove NE
Calgary, Alberta

MLS # A2352492

$799,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	6	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to 3 Coral Springs Grove NE, a beautifully renovated 2-storey home offering 2,311 sq ft of above-grade living space, 6 bedrooms, and 3.5 bathrooms in the highly sought-after lake community of Coral Springs. Perfectly situated on a desirable corner lot directly across from a park and playground, and within walking distance of Coral Springs Lake, this exceptional property has been extensively renovated from top to bottom, offering the perfect blend of modern elegance, comfort, and functionality. Upon entering, you are greeted by an impressive open-to-above foyer, soaring ceilings, and a beautifully updated staircase featuring new railings and spindles. The bright and spacious main floor showcases new flooring throughout, elegant baseboards and casings, modern interior doors, updated lighting fixtures, and large windows that fill the home with natural light. The welcoming front living room flows into a formal dining room highlighted by a tray ceiling and statement chandelier. The beautifully renovated kitchen is a true showpiece, featuring stylish two-tone cabinetry, striking countertops, a contemporary tiled backsplash, stainless steel appliances, and a generous island with seating and elegant pendant lighting. An adjoining breakfast nook offers the perfect setting for casual dining, while the spacious family room is anchored by a stunning stone-accented fireplace, creating a warm and inviting atmosphere for everyday living and entertaining. Upstairs, you'll find 4 generously sized bedrooms, including a spacious primary retreat with a beautifully renovated, spa-inspired ensuite. This luxurious bathroom features a freestanding soaker tub positioned beneath elegant glass-block windows, an oversized glass-enclosed shower with rainfall fixtures, contemporary tile finishes, and a private water closet. All bathrooms have been tastefully renovated, and a

new furnace adds to the home's extensive list of upgrades. The fully developed basement features an illegal 2-bedroom suite, currently tenant-occupied, complete with its own kitchen, living area, and separate rear entrance. With impressive 9-foot ceilings, this lower level offers additional living space and existing rental income. Step outside into your own south-facing backyard oasis, featuring a massive deck perfect for summer entertaining, a fire pit for gathering with family and friends, and a fully fenced yard. A double attached garage adds everyday convenience. Enjoy the exceptional lifestyle of Coral Springs, with access to its private lake, sandy beach, swimming, boating, fishing, and winter skating. With a park and playground directly across the street, scenic pathways, and convenient access to shopping and major routes, this location offers something for everyone. An exceptional opportunity to own a beautifully renovated home with rental income potential in one of Calgary's most desirable lake communities. Book your private showing today!

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