



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**86 Coral Springs Close NE**  
**Calgary, Alberta**

**MLS # A2277845**



**\$714,900**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** TV wall mount and shelves in main floor living room, projector screen in basement

One-Owner Home in Desirable Coral Springs with Lake Access! Welcome to this meticulously maintained one-owner home, offering over 2,900 sq ft of total living space in the sought-after, family-friendly community of Coral Springs. This spacious two-storey home features: 4 bedrooms upstairs plus an additional bedroom in the fully finished basement 3.5 bathrooms, including a primary ensuite An updated main floor with a formal living room, cozy family room, elegant dining room, and bright breakfast nook A modern, functional kitchen with ample counter and cabinet space A large deck and spacious backyard &mdash; perfect for outdoor entertaining Located on a quiet street in a peaceful setting, you'll enjoy exclusive lake access as part of this vibrant community. This is a rare opportunity to own a well-cared-for home in a premium location. Check out the virtual tour and schedule your private showing today!