

**171 Coral Springs Park NE**  
**Calgary, Alberta**

**MLS # A2286708**



**\$849,900**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

**Inclusions:** None

Welcome to this fully upgraded 2-storey home with a HEATED double attached garage, ideally located in the heart of the vibrant community of Coral Springs. Enjoy proximity to parks, schools, the LAKE, transit services, and easy access to major highways. Step inside to an elegant interior that showcases quality upgrades throughout. The modern kitchen features granite countertops, a spacious island, stainless steel appliances including a built-in oven and microwave, a sleek gas cooktop, and a powerful Zen Air hood fan to maintain a fresh indoor environment. The inviting family room features a custom-built-in fireplace and entertainment unit, creating the perfect space for relaxing or hosting guests. The dining area opens through patio doors to a glass-covered deck, ideal for enjoying the backyard year-round. The main floor also includes a convenient laundry room. Additional features include central air conditioning for summer comfort and a central vacuum system for added convenience. Upstairs, you'll find a total of 4 bedrooms, including a spacious primary bedroom with a 5-piece ensuite. A second full bathroom serves the remaining three bedrooms. The decorative stair railing adds a touch of elegance and enhances the home's rich interior appeal. The fully finished illegal basement suite with a separate entrance offers excellent income potential or space for extended family. It includes a recreation room, two generously sized bedrooms, a 4-piece bathroom, a kitchen. Professionally completed exterior concrete steps add to the home's curb appeal and functionality. This property is perfect for a large family and offers fantastic rental potential. Be the first to view this exceptional home — call your favourite REALTOR® today. Don't miss this opportunity!