



## 173 Coral Springs Court Calgary Alberta

\$799,900

Discover the perfect family retreat backing onto a serene green space with walking trails with this spacious 2 storey home with over 2800 sq ft of living space located in the highly sought-after Coral Springs lake community. Situated on a quiet cul-de-sac, this move-in ready property offers 1,940 sq ft on two levels and an additional 881 sq ft in the professionally developed basement. This original owner residence showcases pride of ownership and features 4 bedrooms on the upper level, plus a 5th bedroom in the fully finished basement. As you approach, a charming front porch greets you and as you step inside you'll find an inviting layout that includes a formal living and dining room, a convenient powder room, and a large family room complete with cozy fireplace. Adjacent to the family room is a bright breakfast area and a well-appointed kitchen with ample cabinetry. The upper level boasts four generously sized bedrooms, 2 bathrooms, and two walk-in closets, one in the primary suite and another in a secondary bedroom. The basement provides additional living space with a spacious recreational area with fireplace and walk-in closet, a bedroom with a full bathroom, office, and a storage room. The basement was professionally developed by the builder with egress windows which allow for plenty of light. The property is ideally positioned to take advantage of its expansive, beautifully landscaped backyard, complete with a large entertainment deck and a six-foot privacy fence that backs onto a serene green space with walking trails. 2 sheds are discreetly placed on either side of the house, maintaining unobstructed views of the lush surroundings. Significant upgrades include energy-efficient windows, a newer furnace, air conditioning, water heater, and roof. All appliances, window blinds, shelving, and cabinets are included. An alarm system is also installed for added sec...

3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.67 Ft x 11.17 Ft

Recreational, Games room 17.42 Ft x 19.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Dining room 10.17 Ft x 11.25 Ft

Family room 14.92 Ft x 14.17 Ft

Living room .75 Ft x 20.08 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.00 Ft x 11.92 Ft

Bedroom 10.92 Ft x 12.17 Ft

Bedroom 13.33 Ft x 11.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Kitchen 10.08 Ft x 14.67 Ft

Primary Bedroom 13.75 Ft x 13.08 Ft

Laundry room 8.50 Ft x 5.67 Ft