



# 117 Coral Springs Mews Calgary Alberta

\$569,900

Explore your perfect residence in Coral Springs! This high-quality home presents great value, featuring a single attached garage with a front drive and an expansive 5,098 sq ft yard with a back lane. The property is classified as RC-2 zoning, which means you can possibly build a backyard suite, subject to the city's permission. The large lot is connected to an alley on two sides. The house itself spans 1435 sqft, striking an ideal balance between comfort and convenience. The main floor hosts a generously sized kitchen with a raised island, complemented by a living area and dining space. Ascending to the upper level reveals three spacious bedrooms, with the master boasting its own en-suite and walk-in closet. This floor also includes another full bathroom and a roomy, well-lit bonus room featuring a gas fireplace. Enjoy a tranquil view of the quiet cul-de-sac from the bonus room. There is another bedroom in the basement with a potential to finish the basement another bedroom with a washroom. There's another room downstairs in the basement that could be completed, creating an extra bedroom with its own bathroom. The house got a makeover in the spring of 2023 with new floors, fresh paint, new bathroom vanities, and modern LED lights everywhere. Outside, there's a big deck that wraps around, and a large backyard perfect for big get-togethers, especially during holidays. Living here means you get to be part of a cool lake community, with special access to the beautiful Coral Springs Lake and lots of fun activities. The neighborhood has everything you need, like parks, playgrounds, schools, and a community center. Located in a prestigious northeast community with a strong sense of ownership pride this property stands out as a straightforward choice. Seize the opportunity--schedule a viewing today!

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Kitchen 8.08 Ft x 11.67 Ft  
 Dining room 7.67 Ft x 10.58 Ft  
 Living room 11.58 Ft x 15.25 Ft  
 2pc Bathroom 4.83 Ft x 4.50 Ft  
 Other 8.75 Ft x 12.67 Ft  
 Primary Bedroom 10.83 Ft x 13.58 Ft

Other 4.92 Ft x 3.75 Ft  
 3pc Bathroom 4.83 Ft x 7.75 Ft  
 Bedroom 8.92 Ft x 9.17 Ft  
 Bedroom 8.92 Ft x 9.17 Ft  
 3pc Bathroom 4.92 Ft x 7.75 Ft  
 Bonus Room 14.92 Ft x 10.58 Ft

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

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca