



# 117 Coral Springs Mews Calgary Alberta

\$569,900

SIDE ENTRANCE to your 'almost finished' Illegal Suite. Discover your ideal home in Coral Springs with this exceptional property! Boasting tremendous value, this high-quality residence features a single attached garage and an expansive 5,098 sq ft yard with rear lane access. Zoned RC-2, it offers potential for a backyard suite, subject to city approval, and benefits from alley access on two sides. Inside, the 1,435 sq ft home strikes a perfect balance of comfort and functionality. The main floor showcases a spacious kitchen with a raised island, seamlessly flowing into the living and dining areas. Upstairs, 3 generously sized bedrooms await, including a master retreat with an en-suite and walk-in closet. Enjoy additional living space in the well-lit bonus room, complete with a gas fireplace and serene views of the quiet cul-de-sac. Recent upgrades in spring 2023 include new floors, fresh paint, modern LED lighting, and updated bathroom vanities. The basement features a separate entrance, a versatile room, and a 4 Piece Bath in the basement - just installed, offering flexibility and convenience. Outside, a sizeable deck wraps around the home, perfect for entertaining amidst the large backyard ideal for gatherings and leisure. This property provides access to the vibrant Coral Springs Lake community, with parks, playgrounds, schools, and a community center nearby. Located in the prestigious northeast quadrant, this home embodies pride of ownership and offers a straightforward choice for discerning buyers. Don't miss out--schedule your viewing today and make Coral Springs your new neighborhood! (id:6769)

Recreational, Games room 20.50 Ft x 17.75 Ft

Storage 6.00 Ft x 7.58 Ft

Bedroom 8.00 Ft x 12.42 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Other 11.17 Ft x 7.42 Ft

Dining room 7.58 Ft x 10.58 Ft

Living room 15.25 Ft x 11.08 Ft

2pc Bathroom 4.83 Ft x 4.50 Ft

Family room 10.58 Ft x 14.92 Ft

Primary Bedroom 13.58 Ft x 10.83 Ft

4pc Bathroom 4.83 Ft x 7.75 Ft

Other 4.92 Ft x 3.75 Ft

Bedroom 9.17 Ft x 11.25 Ft

Bedroom 9.17 Ft x 11.33 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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eXp Realty

<http://www.thehowardteam.net/>

**RE/MAX Realty Professionals**

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