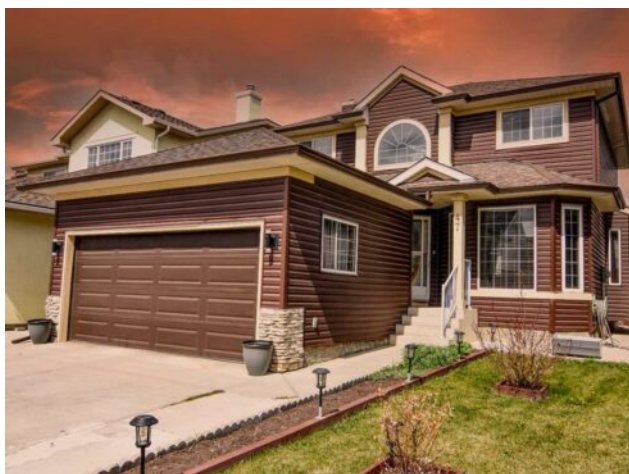


**47 Coral Springs Close NE**  
**Calgary, Alberta****MLS # A2216017****\$699,999**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Patio Table w/2 Benches

Beautifully renovated 2 storey with over 2300 sq ft developed living space! Located on a quiet street steps from a park in desirable Coral Springs! Over \$75k in professional renovations including fantastic chef's kitchen featuring white shaker cabinetry (with pot drawers!), glass tile backsplash, granite & undermount sink and quality stainless steel appliances. Sliding glass doors lead to excellent concrete patio, nicely fenced large yard with stylish shed. Gorgeous Brazilian hardwood throughout including stairs - no carpet in this gorgeous home! Main level also offers two family rooms (one with cozy corner fireplace), formal dining room, renovated 2 pc bathroom and laundry room! Hardwood princess staircase leads to upper level. French doors open onto huge primary bedroom with sitting area (currently used as a computer station), walk-in closet and renovated ensuite with more granite, undermount sink and vanity with drawers. Another renovated bathroom and two more well-sized bedrooms complete upper level. Basement has newer vinyl planking and features a rec room, 2 additional bedrooms with newer egress windows, another renovated bathroom, utility room & plenty of storage. All bathrooms feature full tile to ceiling in tub & shower combo. Gain entry to O/S and insulated double attached garage via driveway with extended width allowing for 3 vehicles out and parking for 2 within. Additional upgrades include newer light fixtures, paint and blinds, new exterior siding and newer roof (2013). Located on a quiet street only steps to a park, Coral Springs offers lake lifestyle including swimming, boat rentals, fishing, tennis and beaches for great summer outings. Strap on your skates for community ice rinks in the winter! Close to commute routes, shopping, schools and playgrounds. This splendid home is occupied by the original owner and has been well cared for

over the years. Book your personal viewing today!!