

# \$659,000 - 63 Coral Springs Grove Ne, Calgary

MLS® #A2263860

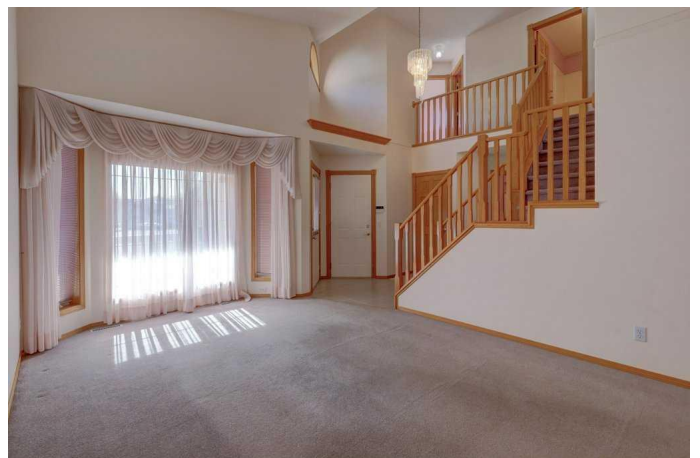
## \$659,000

3 Bedroom, 3.00 Bathroom, 2,066 sqft

Residential on 0.12 Acres

Coral Springs, Calgary, Alberta

PRICED TO SELL! You can't beat this value at under \$320/sqft. This home sits in a quiet cul-de-sac, with the Coral Springs Lake and beach only three minutes away on the nearby walking path. Welcome home to this meticulously maintained (original owners!) custom home, offering over 2,000 sq ft of spacious, family-friendly living space. As you enter, you will be greeted with a cathedral ceiling and skylight. This warm, inviting property features an incredible Oak package in pristine condition, three bedrooms, 2.5 bathrooms, a main-floor office, and a separate family room with a fireplace. The main floor also offers a cozy living room and dining area perfect for everyday living and entertaining. It also includes a second-floor laundry, added convenience. The oversized primary bedroom suite features a luxurious fireplace with a mantle, a walk-in closet, and a large en-suite with a separate shower and a jetted tub. There is a double attached garage, and the home comes equipped with central air conditioning and an HE furnace offering comfort all year round. The rear deck is covered, also making it very useful throughout the year. An innovative three rain-barrel system keeps your lawn watered and healthy. And the back yard!! Beautiful small gardens in a very private setting, as well as an 80-square-foot shed for storage and/or workspace.. The basement is expansive, plumbed for a bathroom, clean and ready for your creative finishing, bedrooms orThis home must be viewed in person!



Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263860    |
| Price          | \$659,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,066       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 63 Coral Springs Grove Ne |
| Subdivision | Coral Springs             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J3T7                    |

## Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Gazebo, Picnic Area, Playground, Dry Dock                      |
| Parking Spaces | 4                                                                                                |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Walk-In Closet(s)                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Water Heater, Range, Range Hood, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                 |
| Cooling           | Central Air                                                                                           |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 2                |
| Fireplaces      | Gas, Mantle      |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Rain Barrel/Cistern(s), Storage     |
| Lot Description   | Back Yard, Close to Clubhouse, Cul-De-Sac, Pie Shaped Lot, Yard Drainage |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stucco, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |
| HOA Fees       | 390                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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