

105 CORAL SPRINGS Mews NE
Calgary, Alberta

MLS # A2204659



\$574,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Welcome to this immaculate, fully finished two-storey home in the quiet, family-friendly lake community of Coral Springs. Lovingly maintained and upgraded, this property sits on a lane-access lot with added privacy and mature landscaping. Inside, you'll find an open-concept main floor with hardwood floors and south-facing windows that flood the home with natural light. The kitchen features granite countertops, a raised breakfast bar, and ample cabinetry—ideal for family living or entertaining. Step outside to a private, sun-soaked backyard with a two-tier deck, fenced yard, and storage shed. Upstairs, a vaulted bonus room with a cozy fireplace offers a perfect retreat, while the spacious primary bedroom includes a renovated ensuite. Two more bedrooms, a full bath, and upper laundry complete the second level. The professionally developed basement provides versatile space and extra storage, with insulated walls, upgraded underlay, and solid core doors. Key updates include on-demand hot water, a high-efficiency furnace, newer windows for improved energy performance, newer shingles, vinyl plank flooring, custom closet organizers, and an insulated garage door. Coral Springs residents enjoy exclusive access to the private lake, walking paths, parks, schools, places of worship, shopping, and quick access to major routes and the airport. A rare opportunity to own a turnkey home with exceptional long-term value in one of NE Calgary's most desirable lake communities—don't miss it!