



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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99 Coral Springs Boulevard NE  
Calgary, Alberta

MLS # A2241361



**\$749,900**

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	1991 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Crown Molding, Granite Counters, Kitchen Island		

Inclusions: none

VERY NEAT AND CLEAN,FORMER SHOWHOME,ACROSS FROM MAIN BEACH, IDEALLY LOCATED RIGHT ACROSS FROM THE MAIN BEACH HOUSE AND LAKE ENTRANCE. MAIN FLOOR LIVING ROOM AND FAMILY ROOM,FAMILY ROOM WITH GAS FIRE PLACE AND BUILT-IN CABINETS..KITCHEN WITH GRANITE COUNTER TOPS,ALL THE BATHROOMS WITH GRANITE COUNTERTOPS,KITCHEN WITH ISLAND AND PANTRY.,FORMAL DINING ROOM AND HALF BATH AND LAUNDRY ON THE MAIN LEVEL.UPPER LEVEL WITH 4 BEDROOMS. MASTER WITH FULL BATH EN-SUITE AND WALK-IN CLOSET. MASTER WITH JETTED TUB AND SEPARATE SHOWER.FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE.[ONE OF THE BEDROOM IN THE BASEMENT WITHOUT WINDOW.] A WRAP-AROUND DECK DESIGNED FOR ENTERTAINING,COMPLIMENTED BY A FRONT YARD FOUNTAIN AND CONCRETE PATHWAY.HOUSE IS LOADED WITH UPGRADES LIKE ACRYLIC STUCCO,CEDAR SHAKE,CROWN MOLDING,KNOCKDOWN CEILING OVERSIZE DOUBLE FRONT HEATED GARAGE AND THE LIST GOES ON. THIS HOUSE SHOWS PRIDE OF OWNERSHIP THROUGHOUT.A MUST TO SEE TO APPRECIATE.