

# **\$715,000 - 59 Coral Springs Boulevard Ne, Calgary**

MLS® #A2191448

**\$715,000**

4 Bedroom, 4.00 Bathroom, 2,064 sqft

Residential on 0.12 Acres

Coral Springs, Calgary, Alberta

Welcome to this beautifully maintained Former Jayman-Built Showhome, offering over 2,000 Sq. Ft. of Versatile Living Space in the highly sought-after, Established Community of Coral Springs—just steps from the Residents-Only Beach House and Lake.

Designed with family in mind, this home features FOUR SPACIOUS BEDROOMS ABOVE GRADE, including a generous PRIMARY SUITE WITH 4-PIECE ENSUITE, complete with a JETTED TUB and DRESSING TABLE. A RECENTLY RENOVATED 3-PIECE BATH adds charm and functionality to the upper level, ensuring comfort for everyone.

The FULLY FINISHED BASEMENT offers even more flexibility, with a LARGE FAMILY ROOM, COZY FIREPLACE, ADDITIONAL FULL BATHROOM, and a PRIVATE DEN OR OFFICE SPACE—ideal for guests, a home business, or future development. With plenty of room to add a secondary kitchen or side entrance the POTENTIAL IS ENDLESS.

On the main floor, you'll love the OPEN-CONCEPT DESIGN with MULTIPLE LIVING AREAS, a bright and sunny SOUTH-FACING FAMILY ROOM WITH DUAL-PURPOSE FIREPLACE, and a SPACIOUS DINING AREA perfect for gatherings. The conveniently located MAIN FLOOR LAUNDRY and ATTACHED HEATED GARAGE add everyday ease.



Enjoy summer evenings or weekend barbecues in the EXPANSIVE BACKYARD, featuring a MASSIVE DECK”great for entertaining, gardening, or just relaxing with the family.

Additional highlights include CENTRAL AIR CONDITIONING, a NEWER FURNACE AND WATER TANK, and a BEAUTIFULLY UPDATED UPSTAIRS BATHROOM.

If you're seeking SPACE TO GROW in a WELL-ESTABLISHED, AMENITY-RICH NEIGHBORHOOD where families thrive”THIS IS THE ONE.

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191448    |
| Price          | \$715,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,064       |
| Acres          | 0.12        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 59 Coral Springs Boulevard Ne |
| Subdivision | Coral Springs                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |

Postal Code T3J 3J3

### Amenities

Amenities None  
Parking Spaces 5  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning, Mixed  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Rain Gutters, Storage  
Lot Description Back Yard, Few Trees, Interior Lot, Lawn, Low Maintenance Landscape, Rectangular Lot, Close to Clubhouse  
Roof Asphalt Shingle  
Construction Brick, Concrete, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed January 30th, 2025  
Days on Market 81  
Zoning R-CG  
HOA Fees 382  
HOA Fees Freq. ANN

### Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.