

**641 Coral Springs Boulevard  
Calgary, Alberta**

**MLS # A2221673**



**\$709,900**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,131 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Pine Shake
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Steam Room

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** None

\*\*\*\*\* Open House Sunday May 18 from 1:00 PM to 3:00 PM \*\*\*\*\* Located in the desirable lake community of Coral Springs, this spacious 2,131 sq. ft. home features a total of 6 bedrooms—one on the main floor, four upstairs, and one in the illegal basement suite—including a generously sized primary suite with its own 4-piece ensuite. Thoughtfully designed for both comfort and style, the home showcases a beautiful stamped concrete patio at the front, a full-width bi-level deck in the backyard, and pristine landscaping throughout. The main floor offers a formal living and dining area, a bedroom ideal for guests or a home office, and a bright, open-concept kitchen with classic white cabinetry that flows seamlessly into a cozy family room. The basement also includes a steam room, offering a relaxing retreat right at home. Complete with a double garage and convenient access to major highways, this home is perfect for families seeking space, functionality, and lifestyle.