



THE
A-TEAM

**RE/MAX
FIRST**

128 CORAL SHORES Cape, Calgary T3J 3T8

MLS®#: **A2115987**

Area: **Coral Springs**

Listing Date: **03/20/24**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **6,781 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,424**
Low Sqft:
Ttl Sqft: **1,424**

DOM

60
Layout
Beds: **7 (2 5)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Lake,No Neighbours Behind,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dock**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Oven,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 6`4"
Nook	Main	10`0" x 9`6"
Bedroom - Primary	Main	13`5" x 12`0"
Family Room	Basement	28`4" x 11`9"
Bedroom	Basement	11`10" x 9`2"
Bedroom	Basement	10`9" x 8`9"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	17`6" x 11`4"
Den	Main	12`0" x 9`0"
Bedroom	Main	10`4" x 8`10"
Bedroom	Basement	12`0" x 9`5"
Bedroom	Basement	10`9" x 9`5"
Bedroom	Basement	10`0" x 9`3"
2pc Bathroom	Main	0`0" x 0`0"

3pc Bathroom	Basement	0`0" x 0`0"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	9813368	Zoning: R-C1	Remarks
Pub Rmks:	<p>Lake Lifestyle in your Backyard! Stop and look at this Walk-Out Bungalow BACK onto the LAKE located in the quiet cul-de-sac w/ a large pie-shaped lot in the Lake community of Coral Springs! Total 2,898 sq.ft. of fine living space & Boasting 2+5 Beds, a 4pc Bath, 2 Half Baths, plus a Walk-in Shower Sunny East-facing Front Exposure 14' high Vaulted Ceiling on Main Floor Own a Private Dock in your Backyard & direct access to the Lake Double Attached Garage **CHECK OUT THE 3D VIRTUAL TOUR** When you walk in, there is a Formal Dining Room w/ a big window on your left-hand side. A 14' Vaulted Ceiling and an open concept in the Kitchen, Nook, and Living Room area. The large white Kitchen offers a center island w/ an eating bar, a corner pantry, and many cabinets. It is adjacent to the Nook that leads you to your private Deck w/ a beautiful view of the Lake. The Living Room has an Open to below space that you can close off to gain more square footage and has a big window to enjoy the Lake view. There are 2 bedrooms on the Main level with one Full bathroom with wheelchair access and a Soaker Tub, and 1 half bath. In this fully finished Walk-out Basement w/ the Stair Lift, there are 5 bedrooms, and 3 pc bath (walk-in shower). There is a large Family Room w/ a gas fireplace, it is open to above w/ a 20'11" ceiling high, and 2-storey windows that introduce tons of sunlight. Walk out from your basement, you will see the unobstructed lake views w/ your private Dock for loading your boat in your Landscaped Backyard. Perfect for outdoor activities lovers! This house is wheelchair accessible from your front driveway with paved walkways up to your door, and 2 walk-in showers on main and lower level. The lake has 2 sandy beaches. Enjoy summer and winter activities like beach volleyball, swimming, boating, fishing, picnic areas with playgrounds, barbecues, fire pit, basketball, tennis, ice hockey, ice fishing, and skating. Close to schools, dog parks, supermarkets, and restaurants. Easy access to the Airport and Stoney Trail. Don't miss this rare opportunity!</p>		
Inclusions: Property Listed By:	<p>Chair Lift, R.I. Vacuum Jessica Chan Real Estate & Management Inc.</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











