



THE
A-TEAM

**RE/MAX
FIRST**

117 CORAL SPRINGS Mews, Calgary T3J 3R8

MLS® #: **A2121614**

Area: **Coral Springs**

Listing Date: **04/12/24**

List Price: **\$586,786**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **5,102 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,434**

Low Sqft:

Ttl Sqft: **1,434**

DOM

37

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cul-De-Sac,Low Maintenance Landscape,Pie Shaped Lot
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	10`10" x 13`7"
4pc Ensuite bath	Upper	4`10" x 7`9"
Bedroom	Upper	8`11" x 9`2"
Bonus Room	Upper	14`11" x 10`7"
Dining Room	Main	7`8" x 10`7"
2pc Bathroom	Main	4`10" x 4`6"
4pc Ensuite bath	Basement	5`0" x 8`0"

Room	Level	Dimensions
Walk-In Closet	Upper	4`11" x 3`9"
Bedroom	Upper	8`11" x 9`2"
4pc Bathroom	Upper	4`11" x 7`9"
Kitchen	Main	8`1" x 11`8"
Living Room	Main	11`7" x 15`3"
Entrance	Main	8`9" x 12`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

9612094

Remarks

Pub Rmks:

Explore your perfect residence in Coral Springs! This high-quality home presents great value, featuring a single attached garage with a front drive and an expansive 5,098 sq ft yard with a back lane. The property is classified as RC-2 zoning, which means you can possibly build a backyard suite, subject to the city's permission. The large lot is connected to an alley on two sides. The house itself spans 1435 sqft, striking an ideal balance between comfort and convenience. The main floor hosts a generously sized kitchen with a raised island, complemented by a living area and dining space. Ascending to the upper level reveals three spacious bedrooms, with the master boasting its own en-suite and walk-in closet. This floor also includes another full bathroom and a roomy, well-lit bonus room featuring a gas fireplace. Enjoy a tranquil view of the quiet cul-de-sac from the bonus room. The basement features a separate entrance, along with another room and a full washroom. The house got a makeover in the spring of 2023 with new floors, fresh paint, new bathroom vanities, and modern LED lights everywhere. Outside, there's a big deck that wraps around, and a large backyard perfect for big get-togethers, especially during holidays. Living here means you get to be part of a cool lake community, with special access to the beautiful Coral Springs Lake and lots of fun activities. The neighborhood has everything you need, like parks, playgrounds, schools, and a community center located in a prestigious northeast community with a strong sense of ownership pride this property stands out as a straightforward choice. Seize the opportunity—schedule a viewing today!

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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









