



THE
A-TEAM

**RE/MAX
FIRST**

72 CORAL REEF Close, Calgary T3J3Y7

MLS®#: **A2135275** Area: **Coral Springs** Listing Date: **06/03/24** List Price: **\$1,200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **3,075**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,485 sqft** Ttl Sqft: **3,075**
 Lot Shape:

DOM

117
Layout
 Beds: **7 (5 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
 Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Electric, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Fire Pit, Lighting**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator**
 Int Feat: **Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`8" x 9`4"
Living Room	Main	16`2" x 12`5"
Kitchen	Main	14`10" x 11`11"
3pc Bathroom	Upper	9`5" x 5`0"
Bedroom - Primary	Upper	18`1" x 14`1"
Bedroom	Upper	10`3" x 10`1"

Room	Level	Dimensions
3pc Bathroom	Main	5`9" x 8`7"
Family Room	Main	19`3" x 18`11"
Dining Room	Main	18`3" x 9`4"
5pc Ensuite bath	Upper	12`2" x 12`10"
Bedroom	Upper	13`4" x 10`9"
Bonus Room	Upper	18`6" x 17`1"

**3pc Bathroom
Game Room
Bedroom**

**Basement
Basement
Basement**

**9`6" x 5`1"
29`11" x 21`1"
11`9" x 19`8"**

**Bedroom
Bedroom**

**Basement
Upper**

**13`7" x 8`5"
13`1" x 13`1"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010007

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this hidden gem in community called Jewel of NE (Coral springs) with controlled access to maintained man made lake not like other communities call ponds as lakes. Rare opportunity to own this large and well kept house, a dream come true for large families with 7 bedrooms and 4 full baths over 4250 s/f of living space . Newley renovated kitchen with new Commercial style Range hood, all stainless steel appliances ,all new flooring all floors and washrooms are renovated to current trend - easy access to community parks and the # 21 & 55 bus stops just steps away. Great friendly dog park and walking path right around the community to enjoy the summers. walkout lot (rough-in plumbing and gas line in place as in past there use to be wet bar in basement). A property like this hardly comes around for sale -bedroom and full bath on main floor for seniors living with family is a big plus - to believe is to see it - Professionally installed all season permanent holiday expensive lights - seller expressed they would want to sell the house furnished as is (Furnished items to be negotiated with seller directly) . EVRYTHING ABOUT THIS HOUSE IS AT LARGE SCALE.

Inclusions:
Property Listed By:

**Seller expressed interest to leave house furnished buyer can deal directly with seller
MaxValue Realty Ltd.**

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