



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 CORAL REEF Manor, Calgary T3J 3Y7**

MLS®#: **A2145473**      Area: **Coral Springs**      Listing Date: **06/28/24**      List Price: **\$789,900**  
 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: **2001**      Abv Sqft: **1,699**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,240 sqft**      Ttl Sqft: **1,699**  
 Lot Shape:

DOM

**9**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Fireplace(s),Forced Air**      Flooring: **Carpet,Laminate,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 5`4"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`6" x 13`1"</b>
<b>Office</b>	<b>Main</b>	<b>12`5" x 12`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 11`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 10`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 11`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`11" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`1" x 20`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 23`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`10" x 10`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 14`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 12`7"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>11`7" x 8`10"</b>

**Game Room  
Furnace/Utility Room**

**Basement  
Basement**

**35`10" x 21`2"  
13`9" x 11`10"**

**Storage**

**Basement**

**7`4" x 10`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**0010007**

Remarks

Pub Rmks: **Wow! Beautiful Large Bungalow 1699 SQFT with \*DOUBLE DOOR ENTRY\* in Great Community of Coral Springs NE Calgary. Fished 2 bedrooms' large walk out (illegal) basement (1551 SQFT),basement have large living room (can be converted easily to 3rd bedroom), new kitchen, den, Separate side by side laundry, Large master bedroom on main floor with walk-In-Closet and 5 pic bath,very nice 2nd bedroom, large Den with built-in cabinets-counter and can be used as study room, office, family room or 3rd bedroom, Large living room with a double sided gas fireplace and big Dining room. Oversized double garage (20.1 X 23.7). Don't miss the chance to buy this Cul-De-Sac,near shopping, Public Transit and very good location Bungalow with Walk-Out-Basement and large Lot!**

Inclusions:  
Property Listed By: **Basement goods: Electric Stove, Refrigerator, hood fan, washer,Dryer.  
RE/MAX Real Estate (Central)**

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











