



THE
A-TEAM

**RE/MAX
FIRST**

147 CORAL SHORES Landing, Calgary T3j3J7

MLS@#: **A2147465** Area: **Coral Springs** Listing **07/08/24** List Price: **\$1,199,900**
 Status: **Active** County: **Calgary** Change: **-\$100, 07-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **2,780**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,662 sqft** Ttl Sqft: **2,780**
 Lot Shape:

DOM

101
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Lake,No Neighbours Behind,Open Lot,Private**
 Park Feat: **Additional Parking,Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Dock,Garden,Private Entrance,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Chandelier,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Primary Downstairs,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	19`1" x 14`9"	Bedroom	Second	11`0" x 13`3"
Bedroom	Second	11`11" x 12`7"	Bedroom	Second	11`10" x 11`5"
Bonus Room	Second	14`1" x 19`5"	5pc Ensuite bath	Second	12`10" x 10`10"
4pc Bathroom	Second	9`10" x 4`11"	2pc Bathroom	Main	4`8" x 5`6"
Bedroom	Lower	13`8" x 11`6"	Bedroom	Lower	9`1" x 10`2"
3pc Bathroom	Lower	11`7" x 5`7"	Sunroom/Solarium	Lower	32`4" x 11`4"

Office Lower 11`11" x 11`3" Laundry Main 10`0" x 8`10"
Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
Legal Desc: 9512990
Remarks

Pub Rmks: **Welcome to luxury lake living in the prestigious community of Coral Springs in the heart of the Northeast. This brick home is situated on a 6,600 sqft lot with private lake access. It features an abundance of natural light and privacy. Fishing, paddle boating, or just relaxing lakeside, this home has it all. The Interior features six Bedrooms, three and a half bathrooms, and tons of entertainment space. The main floor features high ceilings, an office, and two living areas. Upstairs, you have four bedrooms plus a bonus room with tons of room for any use. The basement is entirely walkout to grade and features two bedrooms and a wet bar. The highlight of the basement is the 292 sqft sunroom, freshly built! Not to mention, the home has central air conditioning for those hot summer days! Many lake and community features include benches, basketball courts, beach volleyball, and more. It is close to shopping, schools, and other amenities. Book a showing today to truly see this beautiful home in person.**

Inclusions: **Home Theatre Speakers (Main living room)**
Property Listed By: **Coldwell Banker Mountain Central**

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









