



THE
A-TEAM

**RE/MAX
FIRST**

173 CORAL SANDS Place, Calgary T3J3J2

MLS®#: **A2147958**

Area: **Coral Springs**

Listing Date: **07/15/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 08-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,746**

Low Sqft:

Ttl Sqft: **1,746**

Lot Information

Lot Sz Ar: **4,596 sqft**

Lot Shape:

DOM

63

Layout

Beds: **6 (3 3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Stove(s),Washer/Dryer**

Int Feat: **Ceiling Fan(s),Jetted Tub,No Animal Home,No Smoking Home,Pantry**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`11" x 13`9"	Dining Room	Main	9`6" x 11`6"
Breakfast Nook	Main	8`11" x 8`5"	Living Room	Main	11`6" x 12`9"
2pc Bathroom	Main		Bedroom - Primary	Second	11`6" x 12`9"
4pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	9`1" x 11`10"
Bedroom	Second	8`8" x 11`6"	Bedroom	Lower	9`6" x 11`2"
Bedroom	Lower	10`11" x 10`0"	Bedroom	Lower	11`6" x 11`4"
4pc Bathroom	Lower		Family Room	Main	11`2" x 13`6"

4pc Bathroom

Second

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

RC1

9110638

Remarks

Pub Rmks:

Welcome to Your Dream Home in Coral Springs! Discover elegance and functionality in this stunning home, nestled in one of Calgary NE's most sought-after neighborhoods. Located on a serene cul-de-sac, this fully finished residence offers convenient access to top-rated schools, shopping centers, transit options, and a variety of amenities. Key Features: 1,746 sq ft of Thoughtfully Designed Living Space Ideal for large families, this home boasts 6 spacious bedrooms—3 upstairs and 3 downstairs—providing ample space for everyone. Entertainer's Delight The main floor features a formal living room, dining room, and a cozy family room, perfect for hosting gatherings and creating lasting memories. Enjoy new flooring and fresh paint throughout, adding a modern touch to this classic home. Elegant Two-Storey Foyer Be greeted by a grand entrance, flooded with natural light, setting the tone for the rest of the home. Luxurious Master Suite Retreat to the master bedroom, complete with a 4-piece ensuite, walk-in closet, and a relaxing jet tub. Bathrooms Enjoy the convenience of 2 full baths on the upper and lower levels, plus a half bath on the main floor. Fully Finished Basement Offers additional living space, perfect for a recreation room, home office, or guest suite. Full Double Garage Features impressive 14 ft ceilings and a convenient side door for easy access. Outdoor Living The front and back decks have been freshly sanded and stained, providing great spaces for outdoor relaxation and entertainment. Experience Coral Springs Charm: A Unique Community Coral Springs is a residential neighborhood in the northeast quadrant of Calgary, Alberta. Established in 1991, it is designed with a distinctive Californian theme, featuring a central lake that enhances its picturesque setting. It is located at the eastern edge of the city, bounded by 64 Avenue N to the north, McKnight Boulevard to the south, 68 Street E to the west, and 84 Street E and the Rocky View County to the east. Recreational Opportunities Enjoy swimming, fishing, and boating at Coral Springs Lake, along with ample green spaces and scenic pathways. Proximity to Sports and Education Close to Don Hartman Northeast Sportsplex and Monsignor A.J. Hetherington School, making it ideal for active families. Prime Location: With its outstanding location and extensive features, this home stands out as the best buy in the area. Don't miss your chance to own this dream home in Coral Springs!

Inclusions:

Property Listed By:

N/A

Real Broker

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