



THE
A-TEAM

**RE/MAX
FIRST**

131 CORAL KEYS Villas, Calgary T3J 3L7

MLS®#: **A2148313** Area: **Coral Springs** Listing Date: **07/09/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **5,457 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,795**
 Low Sqft:
 Ttl Sqft: **1,795**

DOM

69
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`10" x 3`9"	Living Room	Main	13`2" x 12`0"
Dining Room	Main	13`10" x 7`11"	Kitchen	Main	12`0" x 8`1"
Family Room	Main	15`0" x 13`3"	Den	Main	9`8" x 9`0"
Breakfast Nook	Main	8`4" x 12`0"	Laundry	Main	5`0" x 5`10"
2pc Bathroom	Main	5`0" x 4`11"	Bedroom - Primary	Upper	13`3" x 12`4"
Bedroom	Upper	11`0" x 8`11"	Bedroom	Upper	10`7" x 11`2"

4pc Ensuite bath
4pc Bathroom
5pc Bathroom
Bedroom

Upper
Upper
Basement
Basement

7`11" x 4`11"
7`11" x 4`11"
8`6" x 8`0"
12`2" x 12`8"

Walk-In Closet
Game Room
Flex Space

Upper
Basement
Basement

4`11" x 4`11"
23`1" x 15`5"
13`6" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211342

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this exquisite home in the heart of popular Coral Springs, where pride of ownership shines throughout. This Home is renovated top to bottom including new maintenance free windows, new hardwood floors, new granite counter tops, new appliances, furnace and hot water are new, roof and siding are new, new maintenance free deck and porch. This fully custom residence spans over 2670 sq. ft. with gleaming hardwood floors on the main level, offering luxurious living and endless potential. As you step inside, you're greeted by a nice entry leading to a formal living room and a spacious dining room, perfect for hosting gatherings. The kitchen is a delight, featuring an island, gleaming granite countertops, and stainless-steel appliances, and SS hood fan, a refrigerator and upgraded dishwasher complete this impeccable kitchen. The main floor also includes a den/office, convenient laundry room, a main floor family room with fireplace, and a spacious 2 pc bathroom. Upstairs, The primary bedroom is a serene retreat with ample space, complemented by a four pc ensuite. Two additional well-appointed bedrooms on this level are served by another 4-pc bathroom. This home also features a finished basement, with a huge games/hobby room, a bedroom, a 5-piece bathroom with double vanities, a jetted tub. Outside, the fully landscaped backyard beckons with a large maintenance free deck, perfect for enjoying private moments or hosting summer BBQs. Residents of this home also enjoy lake access and nearby amenities that make Coral Springs a sought-after community. Don't miss out on the chance to make this beautiful property your own. Schedule your private tour today and envision the endless possibilities awaiting you in this exceptional home.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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









