



THE
A-TEAM

**RE/MAX
FIRST**

27 CORAL SANDS Place, Calgary T3J 3J2

MLS®#: **A2156993** Area: **Coral Springs** Listing **08/15/24** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1993** Abv Sqft: **1,905**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,348 sqft** Ttl Sqft: **1,905**
 Lot Shape:

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**
 Sewer: **None** Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`0" x 11`8"	Living Room	Main	12`6" x 11`7"
2pc Bathroom	Main	4`6" x 6`3"	Family Room	Main	17`6" x 12`1"
Kitchen	Main	8`10" x 13`11"	Pantry	Main	0`0" x 0`0"
Breakfast Nook	Main	4`1" x 5`11"	4pc Ensuite bath	Upper	9`1" x 8`2"
Bedroom - Primary	Upper	15`8" x 13`2"	Walk-In Closet	Upper	5`5" x 8`1"
4pc Bathroom	Upper	8`2" x 4`11"	Bedroom	Upper	9`11" x 12`7"
Bedroom	Upper	9`3" x 14`0"	Family Room	Basement	10`11" x 17`0"

Game Room
3pc Bathroom

Upper
Basement

14`11" x 13`5"
9`5" x 8`7"

Bedroom

Basement

11`5" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110638

Zoning:
R-C1

Remarks

Pub Rmks:

Motivated Seller - Beautiful 4-Bedroom Home in Coral Springs Welcome to 27 Coral Sands Place NE, a freshly painted 4-bedroom home located in the desirable Coral Springs community. This charming home features a welcoming porch entrance and a thoughtfully designed floor plan. The main floor offers a spacious living room, a formal dining area, and a cozy family room—perfect for relaxing or entertaining. The kitchen is equipped with ample cabinetry, a pantry, and a breakfast nook, along with a convenient 2-piece bath. Upstairs, the primary bedroom is generously sized, complete with a 4-piece ensuite bath and a walk-in closet. Two additional bedrooms and another 4-piece bath provide plenty of space for family or guests. The fully finished basement is an entertainer's dream, featuring a family area, a recreation room with a surround sound home theater and screen, a bar area, an extra bedroom, and a 3-piece bath. Step outside to enjoy the deck in the backyard, ideal for summer BBQs and outdoor gatherings. Located in the heart of Coral Springs, this home gives you access to the community's private lake, parks, sports courts, and more. With convenient shopping, dining, and public transit nearby, this home offers the perfect blend of comfort and convenience.

Inclusions:
Property Listed By:

Home Theater Projector, Screen and Speakers
Keller Williams BOLD Realty

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











