



THE
A-TEAM

**RE/MAX
FIRST**

151 CORAL SHORES Landing, Calgary T3J 3J7

MLS®#: **A2159007** Area: **Coral Springs** Listing Date: **08/23/24** List Price: **\$1,599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **7,416 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,806**
 Low Sqft:
 Ttl Sqft: **2,806**

DOM

26
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Few Trees,Lake,Front Yard,Lawn,Garden,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Level,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dock,Garden,Lighting,Private Entrance,Private Yard,Storage**
 Construction: **Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Built-in Features,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Sauna,Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`2" x 14`6"	Laundry	Main	8`9" x 5`6"
Kitchen	Main	8`11" x 11`11"	Foyer	Main	9`8" x 5`11"
Family Room	Main	16`0" x 15`0"	Dining Room	Main	14`4" x 8`6"
Breakfast Nook	Main	10`1" x 18`1"	Bedroom	Main	12`0" x 12`0"
3pc Bathroom	Main	7`10" x 8`9"	Bedroom - Primary	Second	19`1" x 15`7"
Bedroom	Second	12`4" x 17`0"	Bedroom	Second	12`4" x 10`11"

Bedroom	Second	11`11" x 15`2"	5pc Ensuite bath	Second	16`10" x 7`11"
4pc Bathroom	Second	12`4" x 4`10"	3pc Bathroom	Second	7`11" x 5`11"
Game Room	Basement	33`11" x 21`1"	Bedroom	Basement	12`2" x 11`9"
Bedroom	Basement	11`6" x 12`4"	Kitchenette	Basement	8`3" x 7`1"
3pc Bathroom	Basement	11`7" x 7`9"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Welcome to this exquisite lakefront home in the desirable community of Coral Springs, Calgary. Boasting over 4000 square feet of meticulously renovated space, this property is set on an expansive 7400 square foot lakefront lot, offering unparalleled views and modern elegance. As you step inside, you're greeted by a grand vaulted foyer, where natural light pours in through large windows, accentuating the beauty of the luxury vinyl plank (LVP) flooring that spans the entire home. The main living area opens up to a stunning kitchen equipped with quartz countertops, warm-toned cabinetry, and an expansive walk-in pantry. The adjacent living room exudes warmth and sophistication with a gas fireplace framed by a single slab quartz splash, perfectly complemented by a large window that captures serene views of the lake. Outside, the balcony extends across the width of the home, featuring sleek black aluminum railings with glass inserts—perfect for soaking in the breathtaking lakeside scenery. Whether hosting summer gatherings or enjoying peaceful moments by the water, this space seamlessly blends indoor and outdoor living for a perfect entertainment setting. On the main floor, you'll find a formal dining room, a formal living area, and a bedroom with a full bath—ideal for guests or multi-generational living. Upstairs, discover two luxurious master suites, each complete with its own ensuite bath, walk-in closet, and stunning lake views. Two additional well-appointed bedrooms and a four-piece bathroom provide ample space for family or visitors. The walk-out basement is an entertainer's dream, featuring a spacious living area with an electric fireplace, massive windows that bring the outside in, and a wet bar with ample seating and its own dedicated pantry. Two generously sized rooms, a full bath, and a sauna complete this incredible level. With every detail thoughtfully designed, this home offers the ultimate lakefront lifestyle, combining modern luxury with the tranquility of waterfront living. Don't miss this rare opportunity to own a piece of paradise in Coral Springs! Living in Coral Springs on the lake offers a unique and serene lifestyle in Calgary. This exclusive community is known for its beautiful waterfront properties that provide breathtaking views and direct access to the lake. Residents enjoy a peaceful, resort-like atmosphere while still being close to city amenities. With year-round activities like swimming, boating, and fishing in the summer, and skating or ice fishing in the winter, life on the lake is ideal for outdoor enthusiasts and families alike. Coral Springs fosters a strong sense of community, with neighborhood events and gatherings enhancing the friendly environment. Beautiful walking paths, parks, and beaches surround the lake, making it easy to enjoy nature right outside your doorstep.**

Inclusions: **N.A.**
Property Listed By: **RE/MAX Complete Realty**

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