



THE
A-TEAM

**RE/MAX
FIRST**

146 CORAL SHORES Cape, Calgary T3J3T8

MLS®#: **A2160445** Area: **Coral Springs** Listing Date: **08/27/24** List Price: **\$1,320,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **7,082 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,547**
 Low Sqft:
 Ttl Sqft: **2,547**

DOM

22
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Lake,Front Yard,Many Trees,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shake,Wood**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Dock,Garden,Other**

Construction: **Brick,Stucco**
 Flooring: **Carpet,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,Jetted Tub,No Animal Home,No Smoking Home,Pantry,See Remarks,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`1" x 10`11"	Family Room	Main	15`3" x 12`5"
Dining Room	Main	13`7" x 8`9"	Breakfast Nook	Main	12`11" x 9`6"
Pantry	Main	3`8" x 3`7"	Foyer	Main	7`8" x 6`11"
Den	Main	12`8" x 9`5"	2pc Bathroom	Main	5`3" x 4`11"
Bedroom - Primary	Upper	19`5" x 12`11"	Walk-In Closet	Upper	6`9" x 4`1"
Walk-In Closet	Upper	6`9" x 3`7"	5pc Ensuite bath	Upper	11`5" x 11`2"
Bedroom	Upper	11`4" x 9`0"	Bedroom	Upper	12`0" x 11`1"

Bedroom	Upper	11`11" x 11`5"	4pc Bathroom	Upper	9`0" x 4`11"
Kitchen	Lower	11`7" x 8`0"	Dining Room	Lower	9`9" x 9`3"
Game Room	Lower	15`0" x 11`7"	Bedroom	Lower	12`7" x 8`10"
Bedroom	Lower	14`7" x 9`7"	Walk-In Closet	Lower	8`7" x 4`10"
Laundry	Lower	5`2" x 4`4"	3pc Bathroom	Lower	8`6" x 8`6"
Furnace/Utility Room	Lower	16`3" x 6`9"	Kitchen	Main	12`6" x 10`2"
Mud Room	Main	9`0" x 5`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **9813368**

Remarks

Pub Rmks: **Experience LAKESIDE LIVING in this stunning Coral Springs home sitting on a large 7082 sq ft lot! With over 3700 sq ft of living space including a total of 6 BEDROOMS, 3.5 BATHROOMS, WALKOUT BASMENT & OVERSIZED DOUBLE-ATTACHED GARAGE, this home is sure to impress! The main level features gleaming hardwood floors throughout, a formal living & dining room, a large office/den, kitchen and dining area, a cozy family room with a gas fireplace and a laundry room/mud room. The kitchen area leads to a spacious deck with beautiful views of the lake, perfect for morning coffees! Crystal chandeliers accent the dining room and kitchen nook. Upstairs the master suite offers breathtaking lake views, two walk-in closets, and a luxurious 6-piece en-suite bathroom. There are three additional bedrooms and a 4-piece bathroom. The fully finished lower level walks out to the lake and beautifully landscaped yard! Features include laminate floors, a 2nd washer and dryer, a kitchenette with a pantry & breakfast bar, a dining area, and a walk-out to the beautifully landscaped yard. It includes 2 BEDROOMS, both with egress windows and a 4-piece bathroom. There is ample storage along with dual furnaces and hot water tanks. Outside, enjoy \$50,000 in landscaping in your SW-facing backyard, including numerous trees (including a big apple tree) and a PRIVATE DOCK with DIRECT LAKE ACCESS. In addition to the lake, community members have access to tennis courts, basketball courts, a beach volleyball area, table tennis, boating, kayaking, rowboats, pedal boats, and fishing. The community features Coral Springs Lake, a 16-acre lake with two parks and linear walkways. Located on a quiet cul-de-sac, this exceptionally well kept home offers unparalleled comfort and scenic beauty in one of Calgary's premier lake communities. Book your viewing appointment today.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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