



THE
A-TEAM

**RE/MAX
FIRST**

105 CORAL SHORES Bay, Calgary T3J3J6

MLS®#: **A2161290** Area: **Coral Springs** Listing Date: **08/29/24** List Price: **\$724,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **5,273 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,978**
 Low Sqft:
 Ttl Sqft: **1,978**

DOM

21
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Landscaped,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Standard,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:
See Remarks

Kitchen Appl: **Built-In Oven,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,Open Floorplan,Pantry,See Remarks,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 13`1"	Kitchen	Main	13`10" x 11`10"
Dining Room	Main	21`11" x 9`5"	Breakfast Nook	Main	11`8" x 8`7"
Laundry	Main	6`1" x 7`0"	3pc Bathroom	Main	6`5" x 6`11"
Bedroom	Main	12`11" x 12`7"	Family Room	Main	17`4" x 20`5"
4pc Ensuite bath	Second	12`10" x 8`1"	Bedroom - Primary	Second	14`6" x 13`5"

4pc Bathroom
Loft
Bedroom
Furnace/Utility Room

Second
Second
Basement
Basement

5`0" x 9`5"
10`4" x 8`3"
12`4" x 9`1"
10`0" x 6`2"

Bedroom
Bedroom
Game Room
Storage
Legal/Tax/Financial

Second
Basement
Basement
Basement

10`5" x 11`11"
12`4" x 9`11"
16`9" x 19`8"
8`7" x 8`4"

Title:
Fee Simple
Legal Desc:

9110638

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this stunning corner lot in beautiful Coral springs, offering 2,639 square feet of total living space across three thoughtfully designed levels, perfect for any family or lifestyle. The top floor boasts two spacious bedrooms, including a luxurious primary suite with an ensuite bathroom, plus another full bathroom for guests or family. The main floor features a versatile bedroom that can be used as an office or guest room, a full bathroom, and a cozy family room with a charming fireplace, ideal for relaxing evenings. The kitchen is fully equipped and ready for all your culinary adventures. The finished basement provides even more living space with two additional bedrooms and a large recreation room, perfect for entertainment or family activities. Enjoy the convenience of an oversized two-car garage, providing ample storage and parking space. Step outside to relax on the low-maintenance composite deck and enjoy the beautifully landscaped backyard that opens to a serene green space, offering a private and tranquil retreat. Don't miss the chance to make this incredible home yours—book a showing soon with your favorite realtor!**

Inclusions:
Property Listed By:

EXTRA REGRIDGERATOR
eXp Realty

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