



THE
A-TEAM

**RE/MAX
FIRST**

93 CORAL REEF Crescent, Calgary T3J 3Y4

MLS®#: **A2167813** Area: **Coral Springs** Listing Date: **09/27/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,370 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,260**
 Low Sqft:
 Ttl Sqft: **1,260**

DOM

85
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Greenbelt,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`4" x 4`0"	4pc Bathroom	Main	7`9" x 5`0"
Bedroom	Main	13`3" x 10`0"	Bedroom	Main	9`6" x 10`3"
Foyer	Main	9`1" x 7`4"	Kitchen	Main	11`9" x 20`0"
Living Room	Main	16`3" x 17`0"	Bedroom - Primary	Main	11`9" x 13`0"
4pc Bathroom	Basement	7`10" x 5`0"	Bedroom	Basement	9`4" x 10`0"
Bedroom	Basement	13`1" x 13`11"	Bedroom	Basement	11`1" x 11`9"
Kitchen	Basement	11`8" x 9`3"	Living Room	Basement	16`7" x 30`5"

Furnace/Utility Room

Basement

9`4" x 10`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9913332

Zoning:

R-C1

Remarks

Pub Rmks: **EXTENSIVELY RENOVATED | Bungalow | Lake Access | LIGHT & BRIGHT | 6 Beds & 3 Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 2300+ SQ FT of living space | OVER \$250,000 IN UPGRADES | On a very quite Street! Welcome to this meticulously renovated bungalow in the sought-after North Coral springs community. The main floor features a Master bedroom with a large 4 pc & a closet, 2 Additional bedrooms with an additional 3pc bathroom, laundry room. Open concept Living, Dining & the kitchen showcases custom shaker-style white cabinetry with subtle textural accents, complemented by thick quartz countertops and a stunning island with a waterfall edge. High-end stainless steel appliances. Basement (Illegal suite) with 3 bedroom, 4 pc bathroom & a kitchen an entertainment/Rec/gaming room! Separate entrance, Separate Laundry. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!**

Inclusions:

N/A

Property Listed By:

AMG Realty

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