



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 CORAL SANDS Terrace, Calgary T3J 3J4**

MLS®#: **A2168852**      Area: **Coral Springs**      Listing Date: **09/26/24**      List Price: **\$674,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **5,349 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,858**  
 Low Sqft:  
 Ttl Sqft: **1,858**

DOM

**55**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape,Irregular Lot,Private**  
 Park Feat: **Double Garage Attached,Driveway,Enclosed,Garage Door Opener**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Den	Main	12`10" x 11`0"	Living Room	Main	15`9" x 12`8"
Dining Room	Main	14`11" x 9`11"	Bedroom	Main	12`4" x 11`5"
Kitchen	Main	12`10" x 11`4"	Bedroom - Primary	Upper	15`11" x 11`0"
Bedroom	Upper	11`1" x 10`0"	Bedroom	Upper	12`4" x 10`0"
Bedroom	Basement	12`10" x 10`5"	Great Room	Basement	23`9" x 10`8"

