

## 105 CORAL SANDS Terrace, Calgary T3J 3J4

**Coral Springs** 09/26/24 List Price: \$674,900 MLS®#: A2168852 Area: Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 1992 Abv Saft: Low Sqft: Lot Information

Lot Sz Ar: 5,349 sqft Ttl Sqft: 1,858 Lot Shape:

Access:

Lot Feat: Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Irregular Lot, Private

Finished Floor Area

1,858

DOM

<u>Layout</u>

5 (4 1 )

3.5 (3 1)

2 Storey

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

55

Park Feat: Double Garage Attached, Driveway, Enclosed, Garage Door Opener

## **Utilities and Features**

**Asphalt Shingle** Roof: Construction:

Heating: Forced Air **Brick, Vinyl Siding, Wood Frame** 

Sewer: Flooring:

Carpet, Vinyl Plank Ext Feat: **Private Entrance, Private Yard** Water Source: Fnd/Bsmt:

> **Poured Concrete** Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Kitchen Appl: 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"

## Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-CG 9111855 Legal Desc: Remarks Pub Rmks: Come and see this gorgeous 5 bedroom, 2 storey home in the popular lake community of Coral Springs! Located in a huge CORNER LOT! Very well maintained with recent upgrades with 35yr shingles, high efficiency furnace, central air conditioning system, 2 hot water tanks, LVP flooring, electric fireplace, and a few more. Main floor features a bedroom for elderly parents, a den that can be use as receiving room, office or can be converted to another bedroom, a huge family room with an elegant electric fireplace, a spacious kitchen with stainless steel appliances. Basement is professionally developed with an additional 5th bedroom, a huge entertainment area, storage and a 4pc bath room. Huge backyard had mature ornamental trees. It also comes with a double attached garage. Just a few steps to South beach access. The thoughtfully designed lowmaintenance yard is the perfect place for hanging out and relaxing. Three bedrooms up with beautiful master ensuite. Very close to public transport, shopping, playgrounds, pathways, schools and restaurants. Easy access to Stoney Trail, Cross Iron Mills and other amenities. Inclusions:

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

Property Listed By:

**RE/MAX First**