

252 CORAL SPRINGS Mews, Calgary T3J 3R9

MLS®#:	A2169106	Area:	Coral Springs	Listing Date:	09/27/24	List Price: \$614,900
Status:	Active	County:	Calgary		-\$5k, 07-Nov	Association: Fort McMurray



eneral Information	1			DOM	
rop Type:	Residential			67	
ub Type:	Detached			<u>Layout</u>	
ity/Town:	Calgary	Finished Floor Ar	ea	Beds:	5 (3 2)
ear Built:	1998	Abv Sqft:	1,300	Baths:	3.5 (3 1)
ot Information		Low Sqft:		Style:	2 Storey
ot Sz Ar:	2,966 sqft	Ttl Sqft:	1,300		
ot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	1
ccess:				2	
ot Feat: ark Feat:	Back Yard,Recta Single Garage A	-			

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air Playground	2		Construction: Stone,Vinyl Siding,Wood Flooring: Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete	d Frame				
Kitchen Appl:		Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer							
Int Feat:		No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance							
Utilities:		Room Information							
<u>Room</u>	ith	<u>Level</u>	Dimensions	Room	<u>Level</u>	Dimensions			
2pc Bathroom		Main	3`0" x 6`8"	Dining Room	Main	7`7" x 11`4"			
Kitchen		Main	7`7" x 11`8"	Living Room	Main	11`4" x 16`4"			
3pc Ensuite ba		Upper	7`6" x 4`6"	4pc Bathroom	Upper	9`3" x 4`11"			
Bedroom		Upper	9`4" x 10`11"	Bedroom	Upper	9`3" x 14`6"			
Bedroom - Prin		Upper	14`0" x 14`5"	3pc Bathroom	Basement	7`2" x 3`11"			
Bedroom		Basement	10`5" x 7`2"	Bedroom	Basement	7`2" x 8`8"			
Kitchen		Basement	10`1" x 4`11"	Living Room	Basement	12`10" x 9`10"			

	Basement	4`8" x 7`2"			
		Legal/Tax/Financial			
Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:	9612094				
		Remarks			
Pub Rmks:	Remarks Back on market due to Financing. Nestled in a picturesque lake community, this spacious 5-bedroom, 3.5-bathroom home offers the perfect blend of comfort and versatility. Boasting a single front garage, the main floor welcomes you with a bright and airy living area, ideal for family gatherings. The modern kitchen, complete with ample cabinetry and counter space, flows seamlessly into the dining area, making it perfect for entertaining. A convenient powder room rounds out the main level. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with its own full ensuite. An additional full bathroom and a practical laundry area provide both comfort and convenience for the entire family. The basement features an illegal suite with a separate entrance, offering two full bedrooms, a spacious living area, a 3-piece bathroom, and a dedicated laundry. Whether you're looking for extra living space, a rental opportunity, or a multi- generational home setup, this property offers endless possibilities. Situated in a desirable lake community, you'll enjoy exclusive access to the lake and recreational amenities, along with close proximity to parks, schools, shopping, and major roadways. Don't miss the opportunity to make this versatile home yours! Contact your realtor today for a private tour. NONE				

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













