



THE
A-TEAM

RE/MAX
FIRST

252 CORAL SPRINGS Mews, Calgary T3J 3R9

MLS®#: **A2169106** Area: **Coral Springs** Listing Date: **09/27/24** List Price: **\$619,900**
Status: **Active** County: **Calgary** Change: **-\$10k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **2,966 sqft**
Lot Shape:

DOM

32
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:
Lot Feat: **Back Yard, Rectangular Lot**
Park Feat: **Single Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**
Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
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

| Room | Level | Dimensions | Room | Level | 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 bath | 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 - Primary | 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" |

Furnace/Utility Room

Basement

4`8" x 7`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9612094

Zoning:

R-C2

Remarks

Pub Rmks:

Open house Sunday October 6th, 12:00 to 4:00 P.M. 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.

Inclusions:

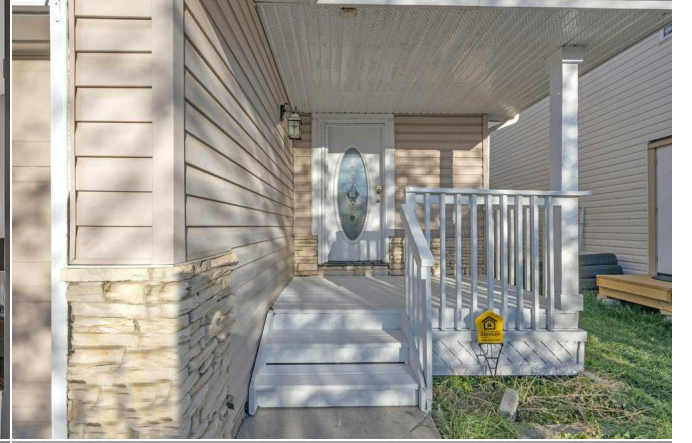
NONE

Property Listed By:

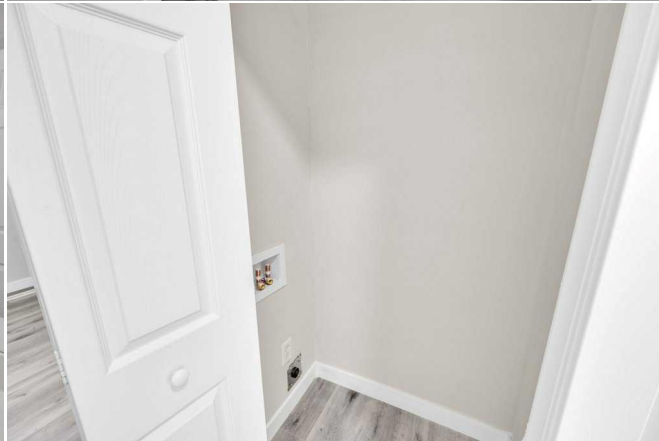
PREP Realty

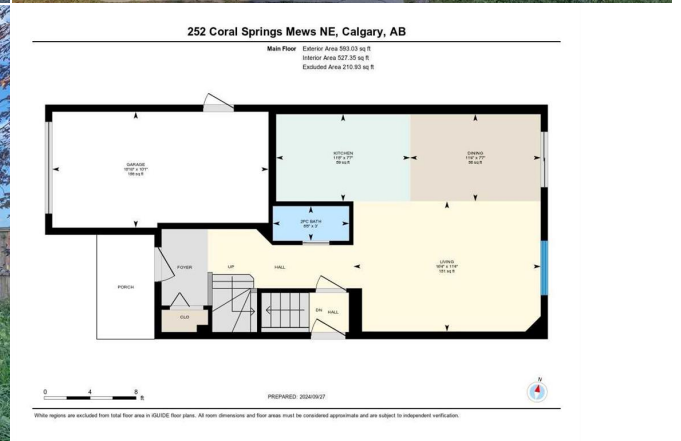
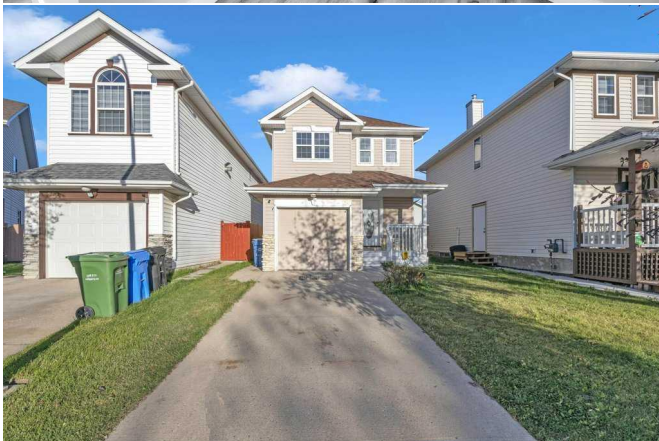
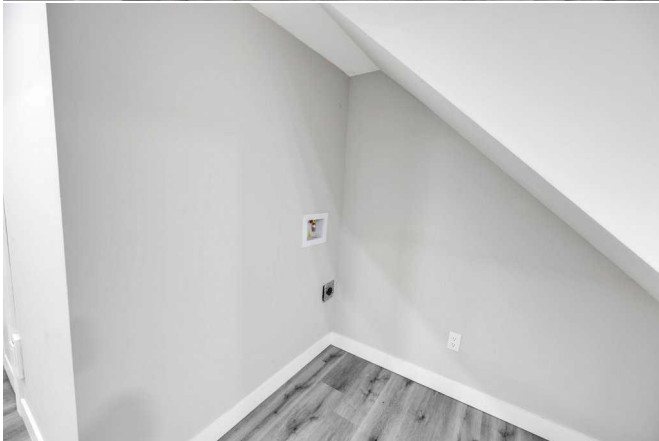
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











252 Coral Springs Mews NE, Calgary, AB

1st Floor Exterior Area 706.72 sq ft
Interior Area 637.76 sq ft
Excluded Area 4.73 sq ft



PREPARED: 2024/09/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

252 Coral Springs Mews NE, Calgary, AB

Basement (Below Grade) Exterior Area 538.72 sq ft
Interior Area 474.70 sq ft



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