



THE
A-TEAM

**RE/MAX
FIRST**

145 CORAL SPRINGS Close, Calgary t3j 3s5

MLS®#: **A2172484** Area: **Coral Springs** Listing Date: **10/11/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **4,682 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,865**
 Low Sqft:
 Ttl Sqft: **1,865**

DOM

41
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lake,Lawn,Garden,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 9`0"	Kitchen	Main	13`1" x 10`2"
Breakfast Nook	Main	11`1" x 10`0"	Bedroom - Primary	Second	16`6" x 12`2"
Bedroom	Second	11`0" x 9`10"	Dining Room	Main	11`6" x 9`0"
Great Room	Main	14`5" x 11`6"	Den	Main	9`8" x 8`6"
Bedroom	Second	12`0" x 9`6"	Family Room	Basement	34`0" x 11`4"

Bedroom
2pc Bathroom
4pc Ensuite bath

Basement
Main
Second

9`10" x 8`8"

Office
4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Basement
Second
Basement

9`3" x 8`1"

Title:
Fee Simple
Legal Desc:

9710239

Zoning:
R-CG

Remarks

Pub Rmks:

EXTENSIVELY RENOVATED ,NEW ELECTRIC FIRE PLACE, NEW KNOCK DOWN CEILING, NEW SHINGLES ,NEW KITCHEN, NEW CORTZ COUNTER TOPS ,NEW ALL BATHROOMS, NEW KITCHEN CABINETS ,NEW BLINDS,NEW DOORS AND BASEBOARDS.,NEWR CENTRAL AC.ALL NEW PLUMBING NEW GLASS RAILINGS AND NEW LVP FLOORING. THE LIST GOES ON. OVER \$100000 IN RENOVATIONS.OPEN TO BELOW.LIVING ROOM AND FAMILY ROOM ON THE MAIN LEVEL. ONE OFFICE/ BEDROOM ON THE MAIN LEVEL.KITCHEN WITH MODERN COOK TOP AND HOODFAN. UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS. MASTER WITH FULL BATH-ENSUITE AN OTHE FULL BATH WITH 2 MORE BEDROOMS.HUGE DECK ON THE BACK,SOUTH SUNNY BACK YARD,FULLY FINISHED WALK-UP BASEMENT [SEPARATE ENTRANCE] WITH 2 BEDROOMS A HUGE FAMILY ROOM AND FULL BATH. ACROSS FROM A BIG PARK..DOUBLE FRONT ATTACHED INSULATED GARAGE. CLOSE TO ALL THE AMENITIES,LIKE SCHOOL,BUS,LAKE,SHOPPING. VERY EASY TO SHOW ANY TIME.SHOWS JUST LIKE A SHOW HOME.YOU CANNOT AFFORD TO LOSE THIS ONE. SO IT IS A MUST SEE.

Inclusions:
Property Listed By:

none
Royal LePage METRO

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

















