



THE A-TEAM

RE/MAX FIRST

145 CORAL SPRINGS Close, Calgary t3j 3s5

MLS@#: A2172484 Area: Coral Springs Listing 10/11/24 List Price: \$789,000
Status: Active County: Calgary Change: -\$10k, 26-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1997
Finished Floor Area
Abv Sqft: 1,865
Low Sqft:
Ttl Sqft: 1,865
Lot Sz Ar: 4,682 sqft
Lot Shape:

DOM

71
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedroom, Dining Room, Den, Family Room with their respective levels and dimensions.

**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:

**none**

Property Listed By:

**Royal LePage METRO**

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



















