



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 CORAL SPRINGS Boulevard, Calgary T3J3J4**

MLS®#: **A2174829**      Area: **Coral Springs**      Listing Date: **10/25/24**      List Price: **\$799,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1991**      Abv Sqft: **2,132**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,822 sqft**      Ttl Sqft: **2,132**  
 Lot Shape:

DOM

**57**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Landscaped,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard,Storage**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bookcases,Granite Counters,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>9`5" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 11`1"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`8" x 14`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 6`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 11`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`1" x 10`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`7" x 16`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`4" x 9`1"</b>	<b>Pantry</b>	<b>Main</b>	<b>3`6" x 2`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`6" x 8`5"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`6" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 11`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`7"</b>

**Bedroom**  
**4pc Bathroom**  
**Den**  
**Game Room**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**9`1" x 12`6"**  
**7`11" x 7`3"**  
**8`3" x 9`6"**  
**21`9" x 13`4"**

**Bedroom - Primary**  
**Bedroom**  
**Kitchen**

**Upper**  
**Basement**  
**Basement**

**11`9" x 14`0"**  
**17`5" x 10`1"**  
**16`10" x 15`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9110638**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Exquisite Former Show Home Across from Main Beach! Step into luxury with this beautifully crafted former show home, ideally located right across from the main beach house and lake entrance. Boasting over 2,100 sq ft, this home is perfectly designed for family living with four generous bedrooms on the upper level. Highlights: Sophisticated Elegance: Gorgeous hardwood flooring throughout the main level, including the living, dining, and family rooms, paired with a granite-tiled foyer that creates an impressive entry. Spacious Living: An inviting family room, featuring a warm gas fireplace, is ideal for family gatherings and entertaining. Gourmet Kitchen: Well-appointed with abundant cabinetry and a sunny nook that leads to a private, low-maintenance deck—perfect for hosting outdoor get-togethers. Luxurious Master Suite: Escape to your own retreat with a master suite that includes a jacuzzi tub and separate shower for ultimate relaxation. In-Law Suite Illegal: The fully developed basement includes an illegal in-law suite, offering versatile space for guests or extended family. Charming Outdoor Spaces: A wrap-around deck designed for entertaining, complemented by a front yard fountain and concrete pathway that enhance curb appeal. Convenient Features: An oversized garage with a custom door, pet/utility tub, and a transit bus stop just steps away make daily life easy and functional. This meticulously maintained home radiates pride of ownership and is a rare find for large families. Don't miss the chance to make it yours!**

Inclusions:  
Property Listed By:

**Shed**  
**Real Estate Professionals Inc.**

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









