



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**259 CORAL SPRINGS Mews, Calgary T3J 3R9**

MLS®#: **A2176270**

Area: **Coral Springs**

Listing Date: **10/31/24**

List Price: **\$549,900**

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: **3,584 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,497**  
Low Sqft:  
Ttl Sqft: **1,497**

DOM

**21**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Gazebo,Lawn,Landscaped**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`11" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`7" x 15`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`8" x 5`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 13`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 10`2"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`7" x 9`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`1"</b>
<b>Family Room</b>	<b>Second</b>	<b>10`9" x 16`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9612094**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Beautiful detached home in Calgary's sought-after community of Coral Springs. Located on a quiet cul de sac in a picturesque lake community with lake access, this charming 3-bedroom, 2.5-bathroom home features a single attached garage, a large lot with a hot tub and gazebo, central air conditioning, gleaming hardwood floors, a spacious family room with a cozy fireplace, and a developed basement perfect for extra living space. The large primary bedroom offers a relaxing retreat, while the property is ideal for a growing family looking for both comfort and style. Don't miss out on this wonderful opportunity to make this house your new home.**

Inclusions:  
Property Listed By: **Hot Tub, Gazebo, hood fan  
TREC The Real Estate Company**

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













