



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**173 CORAL SPRINGS Court, Calgary T3J 3W9**

MLS® #: **A2176839**

Area: **Coral Springs**

Listing Date: **11/01/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **6,264 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,940**  
Low Sqft:  
Ttl Sqft: **1,940**

DOM

**20**  
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,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,Landscaped,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`11" x 14`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`6" x 5`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 11`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>0`9" x 20`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`9" x 13`1"</b>

3pc Bathroom  
Game Room

Lower  
Lower

0`0" x 0`0"  
17`5" x 19`11"

Bedroom

Lower

9`8" x 11`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9812766**

Remarks

Pub Rmks:

**Discover the perfect family retreat backing onto a serene green space with walking trails with this spacious 2 storey home with over 2800 sq ft of living space located in the highly sought-after Coral Springs lake community. Situated on a quiet cul-de-sac, this move-in ready property offers 1,940 sq ft on two levels and an additional 881 sq ft in the professionally developed basement. This original owner residence showcases pride of ownership and features 4 bedrooms on the upper level, plus a 5th bedroom in the fully finished basement. As you approach, a charming front porch greets you and as you step inside you'll find an inviting layout that includes a formal living and dining room, a convenient powder room, and a large family room complete with cozy fireplace. Adjacent to the family room is a bright breakfast area and a well-appointed kitchen with ample cabinetry. The upper level boasts four generously sized bedrooms, 2 bathrooms, and two walk-in closets, one in the primary suite and another in a secondary bedroom. The basement provides additional living space with a spacious recreational area with fireplace and walk-in closet, a bedroom with a full bathroom, office, and a storage room. The basement was professionally developed by the builder with egress windows which allow for plenty of light. The property is ideally positioned to take advantage of its expansive, beautifully landscaped backyard, complete with a large entertainment deck and a six-foot privacy fence that backs onto a serene green space with walking trails. 2 sheds are discreetly placed on either side of the house, maintaining unobstructed views of the lush surroundings. Significant upgrades include energy-efficient windows, a newer furnace, air conditioning, water heater, and roof. All appliances, window blinds, shelving, and cabinets are included. An alarm system is also installed for added security with video surveillance inside and out. A dedicated dog run and a sprawling green space park are conveniently located adjacent to your fenced backyard, offering plenty of room for outdoor enjoyment. "Coral Springs offers exclusive amenities, highlighted by a vibrant, year-round community lake perfect for swimming, fishing, and non-motorized boating in the summer, and ice skating in the winter. This Californian-themed neighbourhood features beautifully landscaped parks, abundant green spaces, and scenic walking trails. The community association hosts seasonal events like fall festivals and garage sales, fostering a strong sense of community. Ideally located with easy access to major routes, including McKnight Boulevard and Stoney Trail, Coral Springs ensures convenient commuting to all parts of Calgary."**

Inclusions:  
Property Listed By:

**2 sheds  
RE/MAX First**

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

























