



THE
A-TEAM

**RE/MAX
FIRST**

117 CORAL SPRINGS Bay, Calgary T3J 3P4

MLS®#: **A2177333** Area: **Coral Springs** Listing Date: **11/04/24** List Price: **\$540,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **5,651 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,442**
 Low Sqft:
 Ttl Sqft: **1,442**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **Off Street,RV Access/Parking,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Mixed**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Upper	8`10" x 13`9"	Breakfast Nook	Main	10`6" x 12`10"
Living Room	Main	13`5" x 13`9"	Bedroom	Upper	8`10" x 10`6"
Kitchen	Main	10`6" x 11`10"	Bedroom - Primary	Second	10`10" x 13`5"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"			

Title: **Fee Simple**
Legal Desc: **9510374**

Zoning: **R-CG**

Remarks

Pub Rmks: **This spacious 3-bedroom walkout home is ideal for a large or growing family, featuring a bright and open main floor layout with a large bay window that fills the living and dining areas with natural light. The well-appointed kitchen includes a generous breakfast nook, perfect for family gatherings. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite complete with a private ensuite and ample closet space. The walkout basement is ready for your personal touch, offering endless possibilities for additional living space, rental potential, or a multi-generational setup. Outside, the expansive yard can easily accommodate an RV or future garage (subject to city approval). Located in a sought-after lake community, you'll enjoy exclusive lake access and recreational amenities, along with close proximity to parks, schools, shopping, and major roadways. Don't miss the chance to make this versatile home yours—A must to see.**

Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

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





