



THE
A-TEAM

**RE/MAX
FIRST**

15 CORAL REEF Close, Calgary T3J3Y5

MLS®#: **A2181017** Area: **Coral Springs** Listing Date: **12/12/24** List Price: **\$830,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,219 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,278**
 Low Sqft:
 Ttl Sqft: **2,278**

DOM

9
Layout
 Beds: **8 (5 3)**
 Baths: **3.5 (3 1)**
 Style: **2 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Garden, Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Garden** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Purifier, Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	10`10" x 20`3"	Kitchen	Main	11`1" x 14`6"
Bedroom	Main	8`9" x 10`2"	Bedroom - Primary	Upper	27`1" x 15`1"
Bedroom	Upper	14`7" x 12`11"	Bedroom	Upper	10`2" x 12`5"
Bedroom	Basement	10`0" x 10`0"	Bedroom	Basement	10`0" x 10`0"
Family Room	Main	16`0" x 14`3"	Dining Room	Main	11`1" x 5`7"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`0" x 10`4"	4pc Bathroom	Upper	0`0" x 0`0"

Bedroom **Basement** **10`0" x 10`0"** **4pc Bathroom** **Basement** **0`0" x 0`0"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
Legal Desc: **0010007**

Remarks

Pub Rmks: **Discover this stunning 2,278 sq. ft. 2-storey home nestled in the highly sought-after lake community of Coral Springs. This exceptional property features 8 bedrooms and 3.5 bathrooms, offering ample space for large families or multi-generational living. The upper floor boasts a huge master suite with a walk-in closet, 4-piece ensuite (including a separate shower), and a private balcony for relaxation. Three additional generously sized bedrooms complete the upper level. The main floor welcomes you with a bright living room, formal dining area, a cozy family room with a gas fireplace, and a den—perfect for a home office. The spacious kitchen features an island, breakfast nook, and access to the backyard deck. A half bath and laundry room complete this level. The fully finished basement offers a separate entrance, providing excellent income potential or privacy for extended family. It includes 3 bedrooms, a kitchen, separate laundry, full bathroom, and living space. The backyard oasis is a gardener's delight, filled with vibrant flowers and lush greenery. Enjoy resort-style living in this lake community with access to the Beach House, featuring amenities like tennis, basketball, volleyball, BBQ grills, boating, fishing, and winter ice rinks. Located close to bus stops, this home offers convenience, comfort, and recreation for the whole family. Don't miss this one—schedule your private showing today!**

Inclusions: **NONE**
Property Listed By: **Exa Realty**

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





