



THE
A-TEAM

**RE/MAX
FIRST**

131 CORAL KEYS Villas, Calgary T3J 3L7

MLS®#: **A2183061** Area: **Coral Springs** Listing Date: **01/27/25** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **5,457 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,809**
 Low Sqft:
 Ttl Sqft: **1,809**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 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,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"
Family Room	Main	12`0" x 13`1"
Living Room	Main	15`1" x 13`8"
4pc Bathroom	Upper	4`11" x 7`11"
Bedroom	Upper	11`2" x 10`8"
Bedroom - Primary	Upper	12`4" x 13`3"
Bedroom	Basement	12`2" x 12`7"
Game Room	Basement	23`1" x 16`6"

Room	Level	Dimensions
Dining Room	Main	13`10" x 8`0"
Kitchen	Main	12`0" x 16`5"
Office	Main	9`0" x 9`8"
4pc Ensuite bath	Upper	5`0" x 8`0"
Bedroom	Upper	8`11" x 13`1"
5pc Bathroom	Basement	8`0" x 8`6"
Office	Basement	13`5" x 10`0"
Furnace/Utility Room	Basement	10`9" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9211342

Remarks

Pub Rmks: **Welcome to this BEAUTIFUL HOME in the heart of the desirable Coral Springs neighbourhood, combining COMFORT, ELEGANCE and PRACTICALITY. This property has been meticulously WELL-MAINTAINED, featuring gleaming hardwood floors, pristine granite countertops, and stainless steel appliances. This home offers a comforting living space, starting with the main floor, where you'll find shining HARDWOOD FLOORS floors throughout. The inviting entryway leads to a formal LIVING room and spacious DINING area, perfect for hosting. The kitchen is a true highlight, showcasing an island, stunning GRANITE countertops, STAINLESS-STEEL appliances, a sleek range hood, refrigerator, and a dishwasher. On the main level, you'll also find an OFFICE space, a well-appointed 2-piece bathroom, convenient laundry room, and a cozy family room with a fireplace. On the upper level, the tranquil primary suite serves as a private haven, featuring a spacious bedroom and a luxurious 4-piece ensuite bathroom designed for COMFORT and RELAXATION. Two additional bedrooms are generously sized and share a second 4-piece bathroom. The FINISHED BASEMENT provides even more space for relaxation and entertainment, with a game room, a bedroom, and a luxurious 5-piece bathroom with DOUBLE VANITIES and a relaxing JETTED TUB. Outside, the beautifully landscaped backyard features a spacious, low-maintenance DECK—perfect for relaxing in peace or hosting summer get-togethers. This property includes LAKE ACCESS and is conveniently located near schools, parks, public transit, grocery stores, Stoney Trail, and McKnight shopping plazas, making it a fantastic place to call home. Don't miss the opportunity to make this STUNNING property your own. Schedule your private showing today and discover all the potential this exceptional home has in store!**

Inclusions: **All appliances listed in the appliance section**
Property Listed By: **PropZap Realty**

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









