



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 CORAL KEYS Court, Calgary T3J 3K5**

MLS®#: **A2184146**      Area: **Coral Springs**      Listing Date: **12/19/24**      List Price: **\$639,990**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **4,682 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,796**  
 Low Sqft:  
 Ttl Sqft: **1,796**

DOM

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

Parking

Ttl Park: **4**  
 Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	11`9" x 15`6"	4pc Ensuite bath	Second	11`6" x 8`3"
Bedroom - Primary	Second	14`10" x 11`6"	Living Room	Main	11`6" x 12`10"
Dining Room	Main	11`6" x 9`6"	Laundry	Main	7`4" x 5`0"
Bedroom	Second	13`11" x 9`2"	4pc Bathroom	Second	9`0" x 7`9"
Kitchen	Main	11`6" x 11`11"	Breakfast Nook	Main	8`11" x 10`3"
2pc Bathroom	Main	5`0" x 5`0"	Bedroom	Second	13`10" x 9`2"
Foyer	Main	7`4" x 6`4"			

Title:  
**Fee Simple**

Zoning:  
**R-CG**

Legal Desc: **9210601**

Remarks

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Pub Rmks: **GREAT VALUE IN THIS WELL LOVED AND WELL CARED TWO STOREY HOUSE; LOCATED IN THE FAMILY & FRIENDLY LAKE COMMUNITY OF CORAL SPRINGS. THE MAIN FLOOR OFFERS: A GOOD SIZE FAMILY ROOM WITH A GAS FIREPLACE, FORMAL DINING ROOM, BREAKFAST NOOK , A FAIR SIZE LIVING ROOM, & A 2 PC BATH. BEAUTIFUL AND SPACIOUS KITCHEN OFFERS PLENTY OF STORAGE SPACE ,COUNTER TOP SPACE AND OVER LOOKING THE LIVING ROOM. THERE IS ALSO A LAUNDRY ROOM AT THIS LEVEL. THE SECOND LEVEL PROVIDES : A FULL 4 PC BATH**

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