

252 CORAL SPRINGS Mews, Calgary T3J 3R9

MLS®#: **A2184922** Area: **Coral Springs** Listing Date: **01/01/25** List Price: **\$609,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **2,966 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,300**
 Low Sqft:
 Ttl Sqft: **1,300**

DOM

21
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

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

Furnace/Utility Room

Basement

4`8" x 7`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9612094

Zoning:

R-C2

Remarks

Pub Rmks:

Nestled in a picturesque lake community, this spacious 5-bedroom, 3.5-bathroom home offers the perfect blend of comfort and versatility. Boasting a single front garage, the main floor welcomes you with a bright and airy living area, ideal for family gatherings. The modern kitchen, complete with ample cabinetry and counter space, flows seamlessly into the dining area, making it perfect for entertaining. A convenient powder room rounds out the main level. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with its own full ensuite. An additional full bathroom and a practical laundry area provide both comfort and convenience for the entire family. The basement features an illegal suite with a separate entrance, offering two full bedrooms, a spacious living area, a 3-piece bathroom, and a dedicated laundry. Whether you're looking for extra living space, a rental opportunity, or a multi-generational home setup, this property offers endless possibilities. Situated in a desirable lake community, you'll enjoy exclusive access to the lake and recreational amenities, along with close proximity to parks, schools, shopping, and major roadways. Don't miss the opportunity to make this versatile home yours! Contact your realtor today for a private tour.

Inclusions:

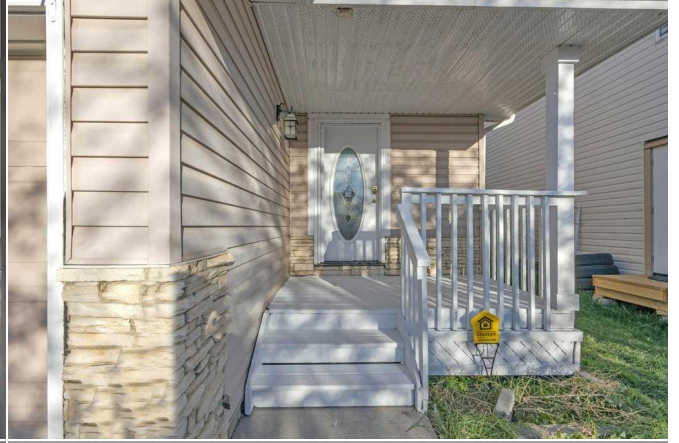
Property Listed By:

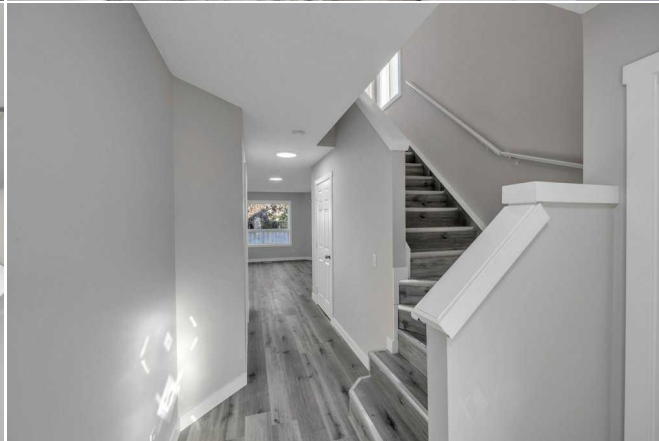
NONE

PREP Realty

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





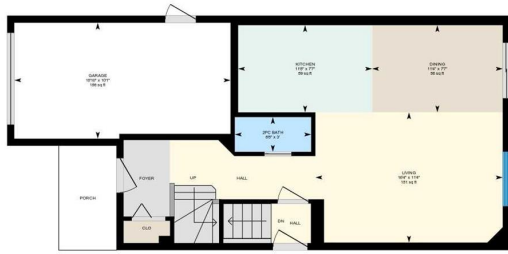






252 Coral Springs Mews NE, Calgary, AB

Main Floor
 Exterior Area 191.03 sq ft
 Interior Area 527.35 sq ft
 Excluded Area 210.93 sq ft



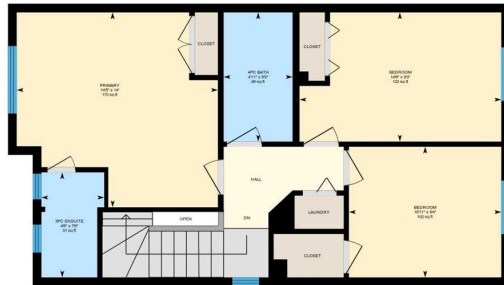
PREPARED: 2024/09/27



White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor
 Exterior Area 136.70 sq ft
 Interior Area 637.76 sq ft
 Excluded Area 4.73 sq ft



PREPARED: 2024/09/27



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Basement (Below Grade)
 Exterior Area 300.32 sq ft
 Interior Area 474.73 sq ft



PREPARED: 2024/09/27



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