



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**173 CORAL SANDS Place, Calgary T3J3J2**

MLS®#: **A2187348**

Area: **Coral Springs**

Listing Date: **02/27/25**

List Price: **\$649,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,753**  
Low Sqft:  
Ttl Sqft: **1,753**

Lot Information

Lot Sz Ar: **4,596 sqft**  
Lot Shape:

DOM

**1**  
Layout  
Beds: **6 (3 3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Few Trees,Landscaped,Lawn,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot**  
**Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Linoleum,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**Built-in Features,Chandelier,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>8`11" x 7`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 11`7"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`4" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 15`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`11" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 12`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`0" x 7`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`6" x 12`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 13`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`6" x 12`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`1" x 8`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 16`3"</b>

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**9`6" x 11`1"  
9`10" x 16`10"**

**Bedroom**

**Basement**

**10`11" x 10`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9110638**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this beautifully updated residence in Coral Springs, offering the perfect blend of comfort, style, and functionality. This spacious six-bedroom home, with three bedrooms on the upper level and three on the main floor, provides generous space for family living, guests, and entertaining. As you step inside, you're greeted by a grand, naturally lit entrance, setting the tone for the rest of the home. The formal living room offers an inviting atmosphere for both hosting guests and relaxing, while the large dining room creates an ideal setting for family meals and gatherings. The cozy family room is perfect for casual get-togethers, and the home is freshly updated with new paint and flooring throughout, ensuring a modern, move-in-ready feel. The primary suite serves as a true retreat, featuring a walk-in closet and a luxurious 4-piece ensuite, complete with a soothing jet tub to unwind after a long day. With two full bathrooms on the upper and lower levels, plus a convenient half bath on the main floor, there is no shortage of space for all your family's needs. Additional rooms provide endless possibilities for a home office, recreation area, or extra guest accommodations—perfectly adaptable to suit your lifestyle. Outside, enjoy the newly sanded and stained decks in both the front and back yards—ideal for enjoying your morning coffee, relaxing under the stars, or hosting summer barbecues. With soaring 14-foot ceilings, this home offers an incredible sense of openness and grandeur throughout. Experience the ultimate in comfort, style, and space. This exceptional home is ready to welcome you—schedule a tour today!**

Inclusions:  
Property Listed By:

**Refrigerator x2, Electric Stove, Dishwasher, Washer/Dryer, Microwave Hood Fan  
Century 21 Bravo Realty**

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













