



THE
A-TEAM

**RE/MAX
FIRST**

93 CORAL REEF Crescent, Calgary T3J 3Y4

MLS®#: **A2188061**

Area: **Coral Springs**

Listing Date: **01/15/25**

List Price: **\$829,900**

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: **4,370 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,260**
Low Sqft:
Ttl Sqft: **1,260**

DOM

17
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Greenbelt,No Neighbours Behind**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`4" x 4`0"
Bedroom	Main	13`3" x 10`0"
Foyer	Main	9`1" x 7`4"
Living Room	Main	16`3" x 17`0"
4pc Bathroom	Basement	7`10" x 5`0"
Bedroom	Basement	13`1" x 13`11"
Kitchen	Basement	11`8" x 9`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 5`0"
Bedroom	Main	9`6" x 10`3"
Kitchen	Main	11`9" x 20`0"
Bedroom - Primary	Main	11`9" x 13`0"
Bedroom	Basement	9`4" x 10`0"
Bedroom	Basement	11`1" x 11`9"
Living Room	Basement	16`7" x 30`5"

Furnace/Utility Room

Basement

9`4" x 10`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9913332

Zoning:

R-C1

Remarks

Pub Rmks:

OPEN HOUSE SAT & SUN FEB 1ST & 2ND- 1PM to 4PM. EXTENSIVELY RENOVATED | Bungalow | Lake Access | LIGHT & BRIGHT | 6 Beds & 3 Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 2300+ SQ FT of living space | OVER \$250,000 IN UPGRADES | On a very quite Street! Welcome to this meticulously renovated bungalow in the sought-after North Coral springs community. The main floor features a Master bedroom with a large 4 pc & a closet, 2 Additional bedrooms with an additional 3pc bathroom, laundry room. Open concept Living, Dining & the kitchen showcases custom shaker-style white cabinetry with subtle textural accents, complemented by thick quartz countertops and a stunning island with a waterfall edge. High-end stainless steel appliances. Basement (Illegal suite) with 3 bedroom, 4 pc bathroom & a kitchen an entertainment/Rec/gaming room! Separate entrance, Separate Laundry. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!

Inclusions:

Property Listed By:

N/A

AMG Realty

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











