



THE
A-TEAM

**RE/MAX
FIRST**

59 CORAL SPRINGS Boulevard, Calgary T3J 3J3

MLS®#: **A2191448** Area: **Coral Springs** Listing **01/30/25** List Price: **\$715,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **5,274 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,064**
 Low Sqft:
 Ttl Sqft: **2,064**

DOM

83
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Few Trees,Interior Lot,Lawn,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Rain Gutters,Storage**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`2" x 10`11"	Living Room	Main	10`2" x 14`4"
Dining Room	Main	9`11" x 13`7"	Nook	Main	9`7" x 10`4"
Family Room	Main	11`3" x 14`0"	2pc Bathroom	Main	6`5" x 6`0"
Laundry	Main	9`10" x 7`2"	Kitchen	Main	9`6" x 11`11"
Covered Porch	Main	11`9" x 7`1"	Bedroom	Upper	10`8" x 9`7"
3pc Bathroom	Upper	8`7" x 5`0"	Bedroom	Upper	10`0" x 10`9"

Bedroom - Primary
4pc Ensuite bath
Walk-In Closet
4pc Bathroom
Flex Space

Upper 12`1" x 13`5"
Upper 9`7" x 18`9"
Upper 4`4" x 5`10"
Basement 4`11" x 7`8"
Basement 8`5" x 7`6"

Walk-In Closet
Bedroom
Office
Furnace/Utility Room
Family Room

Upper 8`3" x 4`3"
Upper 12`1" x 9`11"
Basement 8`1" x 11`6"
Basement 9`4" x 13`11"
Basement 29`8" x 10`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9110638**

Zoning: **R-CG**

Remarks

Pub Rmks: Welcome to this beautifully maintained Former Jayman-Built Showhome, offering over 2,000 Sq. Ft. of Versatile Living Space in the highly sought-after, Established Community of Coral Springs—just steps from the Residents-Only Beach House and Lake. Designed with family in mind, this home features **FOUR SPACIOUS BEDROOMS ABOVE GRADE**, including a generous **PRIMARY SUITE WITH 4-PIECE ENSUITE**, complete with a **JETTED TUB** and **DRESSING TABLE**. A **RECENTLY RENOVATED 3-PIECE BATH** adds charm and functionality to the upper level, ensuring comfort for everyone. The **FULLY FINISHED BASEMENT** offers even more flexibility, with a **LARGE FAMILY ROOM**, **COZY FIREPLACE**, **ADDITIONAL FULL BATHROOM**, and a **PRIVATE DEN OR OFFICE SPACE**—ideal for guests, a home business, or future development. With plenty of room to add a secondary kitchen or side entrance the **POTENTIAL IS ENDLESS**. On the main floor, you'll love the **OPEN-CONCEPT DESIGN** with **MULTIPLE LIVING AREAS**, a bright and sunny **SOUTH-FACING FAMILY ROOM WITH DUAL-PURPOSE FIREPLACE**, and a **SPACIOUS DINING AREA** perfect for gatherings. The conveniently located **MAIN FLOOR LAUNDRY** and **ATTACHED HEATED GARAGE** add everyday ease. Enjoy summer evenings or weekend barbecues in the **EXPANSIVE BACKYARD**, featuring a **MASSIVE DECK**—great for entertaining, gardening, or just relaxing with the family. Additional highlights include **CENTRAL AIR CONDITIONING**, a **NEWER FURNACE AND WATER TANK**, and a **BEAUTIFULLY UPDATED UPSTAIRS BATHROOM**. If you're seeking **SPACE TO GROW** in a **WELL-ESTABLISHED, AMENITY-RICH NEIGHBORHOOD** where families thrive—**THIS IS THE ONE**.

Inclusions: Select furniture can be included
Property Listed By: Greater Property Group

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













