



THE A-TEAM

RE/MAX FIRST

151 CORAL SHORES Landing, Calgary T3J 3J7

MLS#: A2192122 Area: Coral Springs Listing: 02/06/25 List Price: \$1,599,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1997
Lot Information
Lot Sz Ar: 7,416 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,806
Low Sqft:
Ttl Sqft: 2,806

DOM
16
Layout
Beds: 7 (5 2)
Baths: 5.0 (5 0)
Style: 2 Storey
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Cul-De-Sac,Lake,Landscaped
Park Feat: Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line,Dock,Garden,Lighting,Private Entrance,Private Yard,Storage

Construction: Concrete,Stone,Stucco,Wood Frame
Flooring: Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer
Int Feat: Bar,Built-in Features,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Sauna,Storage,Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 3pc Bathroom, Breakfast Nook, Family Room, Kitchen, Living Room, 4pc Bathroom, Bedroom, Bedroom, 3pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Dining Room, Foyer, Laundry, 3pc Bathroom, 5pc Ensuite bath, Bedroom, Bedroom - Primary, Bedroom.

Bedroom
Kitchenette

Basement
Basement

12`2" x 11`9"
8`3" x 7`1"

Game Room

Basement

33`11" x 21`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9512990

Zoning:
R-CG

Remarks

Pub Rmks: **LUXURY LAKEFRONT LIVING IN CORAL SPRINGS** Welcome to this stunning lakefront estate in the sought-after community of Coral Springs, Calgary. Situated on an expansive 7,400 sq. ft. lakefront lot, this meticulously renovated home offers over 4,000 sq. ft. of modern elegance with breathtaking waterfront views and unparalleled craftsmanship. Step into a grand vaulted foyer, where natural light floods through floor-to-ceiling windows, illuminating the luxury vinyl plank (LVP) flooring that flows throughout. The open-concept main level features a chef's dream kitchen, complete with quartz countertops, rich warm-toned cabinetry, and a spacious walk-in pantry. The adjacent living room exudes sophistication, boasting a gas fireplace framed by a single slab quartz surround and a large picture window that perfectly captures the serene lake views. Extend your living space outdoors onto the full-width balcony, where black aluminum railings with glass inserts provide an unobstructed panorama of the lake—ideal for entertaining or simply unwinding in this peaceful waterfront retreat. The main floor also includes a formal dining room, a separate living area, and a private bedroom with a full bath, making it perfect for multi-generational living or guest accommodations. Upstairs, two lavish master suites await, each with its own spa-inspired ensuite, walk-in closet, and stunning lake views. Two additional well-appointed bedrooms and a four-piece bathroom complete this level, offering ample space for family and guests. The fully finished walk-out basement is designed for entertainment and relaxation, featuring a spacious living area with an electric fireplace, massive windows that bring the outdoors in, and a sleek wet bar with ample seating and its own dedicated pantry. Two generously sized bedrooms, a full bath, and a private sauna complete this incredible level. **THE ULTIMATE LAKEFRONT LIFESTYLE** Living on the lake in Coral Springs offers a resort-style experience with year-round activities, including swimming, boating, and fishing in the summer, and ice skating or ice fishing in the winter. This exclusive community is known for its scenic walking paths, parks, and private beaches, fostering a strong sense of community with regular events and gatherings. This is more than a home—it's a rare opportunity to own a piece of paradise in Calgary. Don't miss your chance to experience the perfect blend of modern luxury and tranquil lakefront living.

Inclusions:
Property Listed By: **N/A**
RE/MAX Complete Realty

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













