



THE
A-TEAM

**RE/MAX
FIRST**

115 CORAL SPRINGS Circle, Calgary t3j 3p5

MLS® #: **A2195064**

Area: **Coral Springs**

Listing Date: **02/16/25**

List Price: **\$647,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 28-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **5,360 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,679**
Low Sqft:
Ttl Sqft: **1,679**

DOM

66

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Garden,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Closet Organizers,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`6" x 11`6"	Dining Room	Main	10`11" x 9`11"
Kitchen	Main	10`11" x 10`6"	2pc Bathroom	Main	
Bedroom	Second	10`9" x 9`1"	Bedroom - Primary	Second	16`5" x 13`5"
Bedroom	Second	10`2" x 10`0"	Bonus Room	Second	17`0" x 14`1"
4pc Bathroom	Second		4pc Ensuite bath	Second	
Great Room	Basement	22`0" x 22`0"	Bedroom	Basement	9`6" x 9`4"
4pc Bathroom	Basement				

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9510374

Remarks

Pub Rmks:

VERY NEAT AND CLEAN 2STORY 1679.94 SQ.FT. HOUSE IN THE DESIRABLE LAKE COMMUNITY OF CORAL SPRINGS.HAS MANY RECENT UPGRADES.LIKE ALL THE 3 BATHROOMS RENOVATED IN [2023].NEW SHINGLES IN[2020].NEW STUCCO[2020] 8 NEW WINDOWS IN [2020]. MASTER BEDROOM WINDOWS ARE TRIPLE PANE GLASS.NEW DECK IN [2020].NEW HARDWOOD FLOORS IN LIVING ROOM[2020].NEW LIGHT FIXTURES IN[2019].NEW DISHWASHER IN2022. NEW HOTWATER TANK IN 2014. HOUSE ALSO INCLUDES 4 OUTDOOR SECURITY CAMERSAS AND A DOOR BELL CAMERA[INSTALLED IN 2024] HOUSE COMES WITH HUGE LIVING ROOM,DINING ROOM,KITCHEN WITH NOOK AREA LEADING TO BACK DOOR AND A HUGE DECK.MAIN FLOOR HALF BATH AND LAUNDRY.UPPER LEVEL MASTER BEDROOM WITH FULL BATH AND WALK-IN CLOSET,2 OTHER BEDROOMS. BONUS ROOM WITH GAS FIRE PLACE AND VAULTED CEILING,FULLY FINISHED BASEMENT WITH HUGE FAMILY ROOM,ROUGH -IN BATHROOM AND ENOUGH ROOM FOR AN OTHER BEDROOM.BASEMENT HAS SEPARATE ENTRANCE THROUGH THE GARAGE.DOUBLE FRONT ATTACHED GARAGE.CORAL SPRINGS INCLUDES LAKE FACILITIES,FISHING,TABLE TENNIS,BEACH. CLOSE TO ALL THE AMENITIES LIKE BUS,SCHOOLS AND SHOPPING.VERY EASY TO SHOW. SHOWS VERY WELL.

Inclusions:
Property Listed By:

none
Royal LePage METRO

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













