



THE
A-TEAM

**RE/MAX
FIRST**

218 CORAL KEYS Court, Calgary T3J 3K5

MLS®#: **A2198010**

Area: **Coral Springs**

Listing Date: **02/28/25**

List Price: **\$1,039,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar: **4,962 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac, Pie Shaped Lot**
Park Feat: **Double Garage Attached, Driveway**

Finished Floor Area

Abv Sqft: **2,621**
Low Sqft:
Ttl Sqft: **2,621**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge, Built-In Refrigerator, Microwave, Stove(s), Washer/Dryer**
Int Feat: **Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`7" x 13`0"
Dining Room	Main	13`0" x 10`0"
Family Room	Second	21`10" x 23`3"
Bedroom	Second	14`1" x 10`1"
Bedroom - Primary	Second	16`1" x 11`11"
5pc Ensuite bath	Second	13`11" x 10`2"

Room	Level	Dimensions
Kitchen	Main	18`6" x 16`8"
2pc Bathroom	Main	6`10" x 4`3"
Den	Second	18`10" x 16`7"
Bedroom	Second	16`4" x 10`2"
3pc Bathroom	Second	10`5" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9210601

Remarks

Pub Rmks: **Welcome to an extraordinary home in Coral Springs, NE Calgary's only private lake community. This 2621+ sqft residence has been meticulously maintained by one family, offering a warm and inviting atmosphere where memories were made and new ones await. Step inside to an open-plan layout with an abundance of natural light. The fully enclosed kitchen with doors provides privacy, and the entryway is enhanced by elegant chandeliers. The bonus room features high ceilings, while the office/flex space is open to below, creating an airy, dramatic feel. The office/flex space also offers the option to be converted into a bedroom for added versatility. The master suite features a vaulted ceiling, a spa-inspired ensuite with a jacuzzi, and a double vanity—a true retreat. Two additional bedrooms and three bathrooms provide comfort for the whole family. The bonus room, with a built-in bar, cabinetry, and sink, is ideal for entertaining. The basement is undeveloped and offers great potential. A preliminary design with side entrance was drafted and available upon request. Also, with this design an option was drafted to turn the dining room into a main floor bedroom with a full bath which adds a great feature for large families or aging parents. This home is move-in ready, with a new roof scheduled in 2 weeks and stucco above the garage to be fixed. Additional features include 2 furnaces, 2 AC units, and central vacuum, ensuring year-round comfort. The Coral Springs community offers private lake access, scenic walkways, cycling paths, gyms, and top-tier amenities—all exclusive to residents. This rare opportunity won't last! Schedule your viewing today.**

Inclusions: **Fridge in Garage**
Property Listed By: **First Place Realty**

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







