



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 CORAL REEF Crescent, Calgary T3J 3Y5**

MLS®#: **A2198289**

Area: **Coral Springs**

Listing Date: **03/01/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,971 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,973**  
Low Sqft:  
Ttl Sqft: **1,973**

DOM

**36**  
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,City Lot,Few Trees,Front Yard,Garden,Landscaped,Level,Rectangular Lot,Street Lighting**  
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Balcony,Barbecue,Garden,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Chandelier,Closet Organizers,Dry Bar,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	16`9" x 16`5"	Kitchen	Main	14`2" x 14`9"
Living Room	Main	13`9" x 10`2"	Dining Room	Main	12`0" x 7`8"
Office	Main	10`9" x 9`4"	2pc Bathroom	Main	5`1" x 4`9"
Bedroom - Primary	Upper	14`3" x 14`2"	Bedroom	Upper	12`11" x 10`1"
Bedroom	Upper	11`8" x 9`7"	4pc Ensuite bath	Upper	10`2" x 9`8"
4pc Bathroom	Upper	7`11" x 4`11"	Bedroom	Basement	11`1" x 9`0"
Game Room	Basement	12`10" x 13`2"	Exercise Room	Basement	16`7" x 12`11"

**3pc Bathroom**

**Basement**

**8`8" x 5`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**9913332**

Zoning:

**R-CG**

Remarks

Pub Rmks:

**This traditional two-storey detached home in the desirable Coral Springs neighborhood offers a perfect blend of comfort, style, and convenience. Situated near amenities like a community lake, playground, and an elementary school, this home provides an ideal living space for families. The exterior is adorned with light beige vinyl siding, accentuated by a charming second-floor covered balcony. The front of the house boasts a spacious double attached garage with a white panel door, complemented by a concrete driveway leading to the main entrance. As you step inside, the bright and airy foyer welcomes you into an open-concept living space. The living room, with its large windows, is filled with natural light, creating a warm and inviting atmosphere. The kitchen features modern appliances, ample cabinetry, and a cozy breakfast nook that overlooks the backyard. Adjacent to the kitchen, a separate family room provides a comfortable space for gatherings. A convenient 2-piece bathroom is also located on this level. Upstairs, the primary bedroom serves as a spacious retreat, complete with a private ensuite bathroom and a walk-in closet. Two additional well-sized bedrooms, each with large windows, share a full bathroom. The main level also includes a versatile loft area, perfect for a home office or a quiet reading nook. The fully finished basement offers additional living space, featuring a secondary family room, an extra bedroom, a full bathroom, and making it a great option for guests. The fully fenced backyard provides privacy and plenty of room for outdoor activities. A small patio area is ideal for summer BBQs and relaxation. The lush greenery and well-maintained landscaping add to the home's curb appeal, creating an inviting outdoor space for all to enjoy.**

Inclusions:

**N/A**

Property Listed By:

**Century 21 Bamber Realty LTD.**

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











