



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 CORAL SPRINGS Mews, Calgary T3J 3R8**

MLS® #: **A2204659**

Area: **Coral Springs**

Listing Date: **03/21/25**

List Price: **\$584,999**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar: **2,766 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,393**

Low Sqft:

Ttl Sqft: **1,393**

DOM

**34**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Level**

Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Hardwood,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,No Smoking Home,See Remarks,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>         | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|---------------------|--------------|-------------------|
|             |              |                   | Legal/Tax/Financial |              |                   |

Title:

**Fee Simple**

Legal Desc:

**9612094**

Zoning:

**R-C2**

Remarks

Pub Rmks: **Looking for the perfect place to start your next chapter? Welcome to this immaculate, fully finished two-storey home, lovingly maintained by its owners and nestled**

in a quiet, family-friendly community with rear lane access and added separation from neighbours — a true hidden gem! From the moment you arrive, the charming curb appeal sets the tone — featuring stone pillars, vaulted windows, and mature landscaping that adds character and warmth. Step inside to find custom built-in storage, including a California Closet that's sure to impress! The main level boasts hardwood floors and a bright, open-concept floor plan, flooded with natural light from large south-facing windows. The kitchen is a home chef's dream — complete with granite countertops, an eat-up breakfast bar, and plenty of cabinet and counter space. Whether you're hosting family and friends or keeping an eye on the kids while prepping meals, the flow from kitchen to dining to living room is ideal. Step outside to your private, sunny south-facing backyard featuring a two-tier deck, fully fenced yard, a storage shed, and rear lane access — a thoughtful extension of your living space. A convenient half bath completes the main floor. Upstairs, you'll find a vaulted bonus room with a cozy fireplace and expansive windows — the perfect retreat for movie nights or quiet evenings. The primary suite is spacious and serene, complete with a renovated ensuite. Two additional bedrooms and a full bath round out the upper level. The developed basement is designed with family living in mind — featuring insulated walls, upgraded underlay, solid core doors, and plenty of flex space and storage. Additional upgrades include: on-demand hot water, newer shingles, newer furnace, custom closet organizers, window coverings, updated bathrooms, new upper level vinyl flooring and an insulated garage door. Enjoy year-round lake access, walking distance to schools, parks, pathways, and everyday amenities. Quick and easy access to major roadways makes commuting a breeze. This home truly checks all the boxes and will appeal to the first lucky buyers who walk through the door. Book your private showing today — homes like this don't last!

Inclusions:

Property Listed By:

Shed

Real Broker

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













