

\$1,150,000 - 202 Coral Reef Manor Ne, Calgary

MLS® #A2255896

\$1,150,000

6 Bedroom, 5.00 Bathroom, 2,718 sqft

Single Family on 0.13 Acres

Coral Springs, Calgary, Alberta

Come tour this beautiful home. Welcome to this beautifully renovated corner-lot home, offering over 9'™ ceilings on both the main floor and the fully finished walkout basement. With a total living space of 3,905.42 sq. ft. (including 2,718.37 sq. ft. above grade), this residence is designed for comfort and functionality. Renovated in the last 5 years, the home features 4+2 bedrooms and 4.5 bathrooms, including 3 ensuites™ perfect for families of all sizes. Inside, you™ find fresh paint, granite countertops, a spacious pantry, main floor laundry, and a private office, plus an additional office/den on the second floor. All appliances are less than 2 years old, including washer and dryer. The fully finished basement offers 2 bedrooms, a full bath, soundproof ceiling, waterproofed subfloor under carpet, and rough-ins for a legal suite™ ideal for extended family or rental income potential. Additional highlights include: 2 furnaces, 2 water heaters, central A/C (second floor), ceiling fans in upstairs bedrooms, central vacuum, and an entertainment-ready family room complete with a 47"• Samsung TV, Bose 5.1 channel sound system, and Yamaha amplifier (all included). Outside, enjoy the stucco exterior, optional RV pad (with City approval), and a heated garage with mezzanine storage and shelving. This versatile, modernized home truly checks every box for today™s lifestyle. (id:6289)

Built in 2002



Essential Information

Listing #	A2255896
Price	\$1,150,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	2,718
Acres	0.13
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	202 Coral Reef Manor Ne
Subdivision	Coral Springs
City	Calgary
Province	Alberta
Postal Code	T3J3Y7

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	PVC window, Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete

Foundation

Poured Concrete

Listing Details

Listing Office

Real Broker



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