

101 Coral Reef Manor NE Calgary, Alberta

MLS # A2231740



\$749,900

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Corner Lot, Cul-De-Sac, Landscaped, Level, Street Lighting		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	STORAGE SHED		

Stunning 5-Bedroom Home in the Heart of Popular Coral Springs! Welcome to 101 Coral Reef Manor NE — a spacious, beautifully designed home nestled in one of Calgary's most desirable lake communities. With 5 bedrooms, 3.5 bathrooms, and a generous 2,792 sq ft of developed living space, this property offers exceptional comfort, functionality, and lifestyle. Main Highlights: Located on a spacious corner lot with ample parking and fantastic curb appeal. Open-concept floor plan filled with natural light and modern finishes. Beautiful kitchen featuring quartz countertops, a two-tier island, and elegant cabinetry. Inviting dining room with views of the deck — perfect for entertaining. Living room with built-in bookshelves and a cozy gas fireplace. Upper Level: 3 generously sized bedrooms plus a large bonus room. Primary bedroom retreat with a jetted tub, walk-in closet, and ensuite bath. Fully Finished Walk-Out Basement: Offers 2 additional bedrooms, a second full kitchen, and a stylish bathroom. Ideal for guests, extended family, or potential rental income (Note: Basement suite is illegal). Lifestyle & Location: Situated in vibrant Coral Springs, a lake-access community known for its recreational amenities and welcoming neighborhood atmosphere. Enjoy lakeside activities, scenic walking paths, and community events. Close to shopping, dining, schools, parks, and major roadways — everything you need is just minutes away. ? Whether you're looking for a forever family home or an investment opportunity, this property offers unmatched value and lifestyle potential. ?? Don't miss your chance to own this exceptional home in Coral Springs. Schedule your private tour today!