

# \$749,900 - 101 Coral Reef Manor Ne, Calgary

MLS® #A2231740

## \$749,900

5 Bedroom, 4.00 Bathroom, 1,945 sqft  
Residential on 0.11 Acres

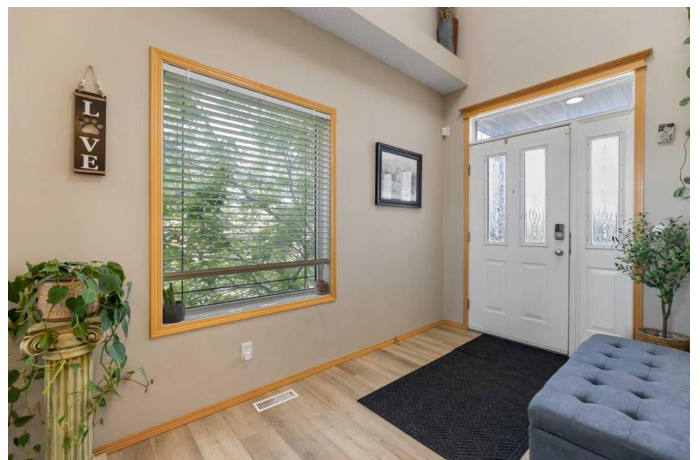
Coral Springs, Calgary, Alberta

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!

Built in 2002

### **Essential Information**

MLS® #	A2231740
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,945
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	101 Coral Reef Manor Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Y8

### **Amenities**

Amenities	Beach Access, Boating, Gazebo, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior 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)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Suite, Walk-Out

## Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	City Lot, Corner Lot, Cul-De-Sac, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	390
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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