



GRASSROOTS
REALTY GROUP

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51 Coral Reef Close NE
Calgary, Alberta

MLS # A2236080



\$829,999

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,284 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Chimney, fridge in garage

Welcome to 51 Coral Reef Close NE, a spacious and beautifully updated family home in the heart of Calgary's exclusive lake community of Coral Springs. Offering over 3,300 sq.ft. of living space, this thoughtfully designed home combines functionality, style, and incredible value. Step into a bright and open main floor featuring soaring ceilings, a grand formal living and dining area, and a huge family room with gas fireplace. The large, well-appointed kitchen offers ample counter space, plenty of cabinets, and a cozy breakfast nook—ideal for busy family life. A main floor den, laundry room, and 2-piece bath add to the everyday convenience. Upstairs, you'll find 4 spacious bedrooms, including a primary suite with a private balcony, walk-in closet, and luxurious 4-piece ensuite, as well as a flex area perfect for a reading nook or study space. The fully finished basement offers amazing potential with 2 additional bedrooms, a second kitchen, generous living area, 2 bathrooms (4-piece and 2-piece), and dedicated laundry—perfect for extended family or rental (illegal suite currently rented for \$1,300/month, Tenants willing to stay). This home has seen numerous recent upgrades, including a new high-efficiency furnace installed in 2025 and a roof replacement completed in 2020. You'll also enjoy year-round comfort with central air conditioning and thoughtful exterior enhancements like LED lighting. Interior improvements include new carpet, fresh paint, modern light fixtures, and upgraded appliances. A storage shed in the backyard provides additional functionality, and the double attached garage adds to the overall convenience. Enjoy all the amenities of this family-friendly lake community, including year-round activities, parks, pathways, schools, and easy access to shopping and transit. This turn-key home with income potential

won't last long—book your private tour today!