



**GRASSROOTS**  
REALTY GROUP

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**101 Coral Reef Manor NE**  
**Calgary, Alberta**

**MLS # A2247282**



**\$749,900**

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

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	Fridge in Garage, TV & Brackets in Bonus Room.		

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). New High Efficiency Furnace and Hot water Tank replaced in 2024. 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!

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