



GRASSROOTS
REALTY GROUP

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202 Coral Reef Manor NE
Calgary, Alberta

MLS # A2255896



\$1,150,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,718 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Granite, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

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 ensuite's—perfect for families of all sizes. Inside, you'll 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.