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202 Coral Reef Manor NE Calgary, Alberta

MLS # A2255896



\$1,150,000

| Coral Springs | | |
|-------------------|---|---|
| Residential/House | e | |
| 2 Storey | | |
| 2,718 sq.ft. | Age: | 2002 (23 yrs old) |
| 6 | Baths: | 4 full / 1 half |
| Double Garage At | ttached | |
| 0.13 Acre | | |
| Corner Lot | | |
| | Residential/House 2 Storey 2,718 sq.ft. 6 Double Garage A 0.13 Acre | Residential/House 2 Storey 2,718 sq.ft. Age: 6 Baths: Double Garage Attached 0.13 Acre |

Heating: Water: Forced Air Sewer: Floors: Carpet, Granite, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Walk-Out To Grade Exterior: Zoning: Concrete, Stucco 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 ensuites—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.