



**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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Granite, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.