

# \$739,900 - 101 Coral Reef Manor Ne, Calgary

MLS® #A2247282

## \$739,900

5 Bedroom, 4.00 Bathroom, 1,945 sqft  
Residential on 0.11 Acres

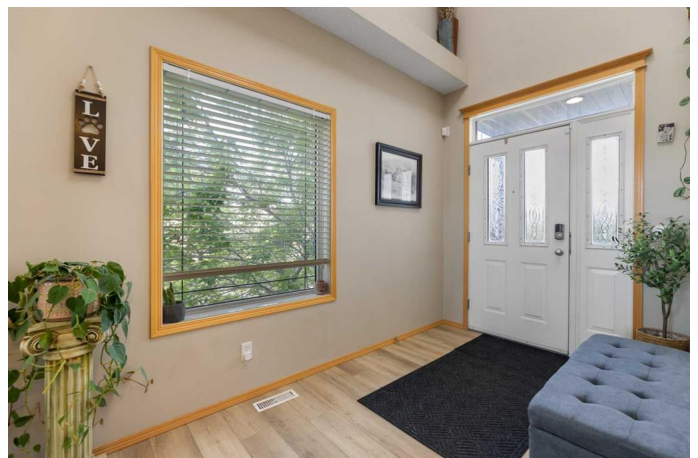
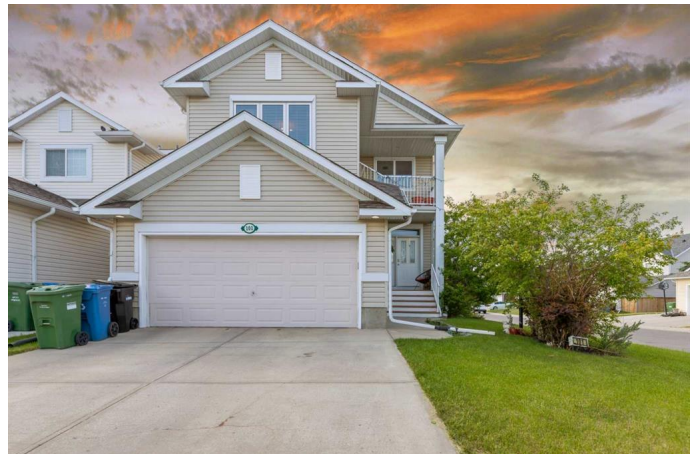
Coral Springs, Calgary, Alberta

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!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247282    |
| Price          | \$739,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,945       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 101 Coral Reef Manor Ne |
| Subdivision | Coral Springs           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 3Y8                 |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Gazebo, Park, Picnic Area, Playground |
| Parking Spaces | 4                                                            |

|              |                                           |
|--------------|-------------------------------------------|
| Parking      | Concrete Driveway, Double Garage Attached |
| # of Garages | 2                                         |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                                                                  |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas                                                                                                                            |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Suite, Walk-Out                                                                                                                                                     |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Yard                                     |
| Lot Description   | City Lot, Corner Lot, Cul-De-Sac, Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding                                                         |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 30               |
| Zoning         | R-CG             |
| HOA Fees       | 390              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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