

**146 Coral Reef Close NE  
Calgary, Alberta****MLS # A2253099****\$799,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,356 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Gazebo, Landscaped		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Gazebo, TV in Gazebo, Garden Shed,

Welcome to this beautifully updated home in the highly sought-after lake community of Coral Springs! With 6 BEDROOMS + A DEN, 4 FULL BATHROOMS, AND LEGAL BASEMENT SUITE, this home is perfect for large or multi-generational families. As you step inside, you're greeted by a stunning OPEN-TO-ABOVE LIVING ROOM that fills the home with natural light. The main floor features a formal dining area, a cozy family room with a fireplace, and a modern kitchen complete with updated appliances, a huge island, and a built-in pantry. A convenient den/bedroom and full bath on the main level add flexibility for guests or extended family. The newer laminate flooring throughout enhances the home's fresh, modern feel. Upstairs, the SPACIOUS PRIMARY BEDROOM boasts an updated ensuite and a large walk-in closet, while three additional bedrooms provide plenty of space—one even with its own walk-in closet. The upper-level laundry room adds convenience, and the fully updated common bath and a private balcony make this floor both functional and stylish. New Carpet adds to the charm of the home. The LEGAL BASEMENT SUITE is an absolute highlight, offering 2 large bedrooms, a full bath, an open-concept kitchen and living room, a separate entrance, and its own laundry—perfect for rental income or extended family living. New Vinyl plank enhances the living place. The backyard is designed for entertaining and relaxation with a CEMENTED PATIO, GAZEBO WITH A TV SETUP AND A GARDEN SHED for extra storage. The double garage includes a TESLA EV CHARGER, STORAGE SPACE AND COATED FLOOR for a polished look. Living in Coral Springs means enjoying EXCLUSIVE LAKE ACCESS with year-round activities—swimming, boating, beach volleyball, tennis, basketball, ping pong, BBQ

areas for family gatherings, and ice skating in winter. The community also offers beautiful parks, walking paths, and a welcoming atmosphere. Conveniently located with EASY ACCESS TO STONEY TRAIL AND MCKNIGHT BOULEVARD, Coral Springs is close to all major amenities, including SCHOOLS, GROCERY STORES (SAFEWAY, CO-OP, FRESHCO), SHOPPING PLAZAS, RESTAURANTS, GENESIS CENTRE, YMCA, SUNRIDGE MALL AND PETER LOUGHEED HOSPITAL. This vibrant neighborhood truly has it all!