

## 202 Coral Reef Manor NE Calgary, Alberta

**MLS # A2255896**


# \$1,150,000

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,718 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	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>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

Welcome to this beautifully renovated corner-lot home, offering over 9,000 sq. ft. of living space 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.