

# \$1,150,000 - 202 Coral Reef Manor Ne, Calgary

MLS® #A2255896

**\$1,150,000**

6 Bedroom, 5.00 Bathroom, 2,718 sqft

Residential on 0.13 Acres

Coral Springs, Calgary, Alberta

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.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255896    |
| Price          | \$1,150,000 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,718       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 202 Coral Reef Manor Ne |
| Subdivision | Coral Springs           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 3Y7                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
|                 | Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bar |
| Appliances      | Built-In Refrigerator, Dishwasher, Garage Control(s), Range, Refrigerator, Washer/Dryer                    |
| Heating         | Forced Air                                                                                                 |
| Cooling         | None                                                                                                       |
| Fireplace       | Yes                                                                                                        |
| # of Fireplaces | 1                                                                                                          |
| Fireplaces      | Gas                                                                                                        |
| Has Basement    | Yes                                                                                                        |
| Basement        | Finished, Full, Exterior Entry, Walk-Out                                                                   |

## Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Playground, Private Entrance, Private Yard, Rain Gutters, Storage |
| Lot Description   | Corner Lot                                                                         |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Concrete, Stucco                                                                   |
| Foundation        | Poured Concrete                                                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 38                   |
| Zoning         | RC-G                 |
| HOA Fees       | 341                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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