

# \$739,900 - 216 Coral Reef Manor Ne, Calgary

MLS® #A2246957

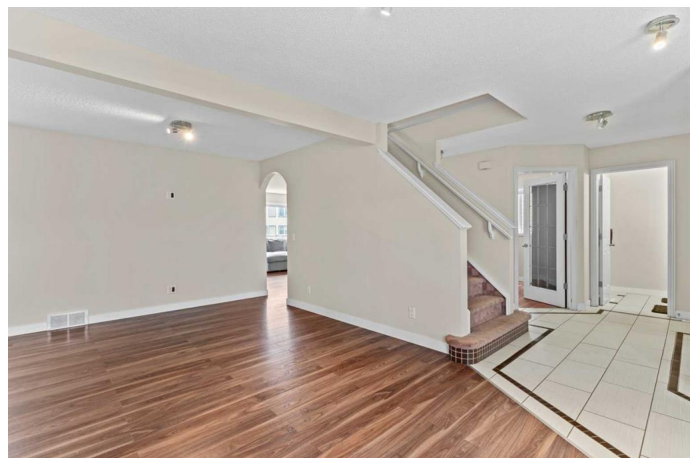
**\$739,900**

7 Bedroom, 5.00 Bathroom, 2,161 sqft

Residential on 0.11 Acres

Coral Springs, Calgary, Alberta

Welcome to this SPACIOUS and BEAUTIFULLY MAINTAINED home in the vibrant community of Coral Springs. As you step inside, you'll be greeted by a welcoming foyer that leads to a formal living and dining area, complemented by a bright family room with a cozy fireplace, creating an inviting atmosphere for both relaxing and entertaining. The well-appointed kitchen boasts ample storage and workspace, ideal for any culinary enthusiast. A main floor DEN offers a perfect retreat for a home office or study. The main level also boasts a SECOND LIVING AREA as well as a convenient powder room, adding to the home's functional layout. Upstairs, the expansive PRIMARY BEDROOM serves as a true retreat, featuring a walk-in closet, a luxurious 5 PIECE ENSUITE bathroom and a PRIVATE BALCONY area. THREE ADDITIONAL generously sized bedrooms, a full bathroom, and convenient upper-level laundry complete the upper floor. A unique gem offering exceptional versatility, this home features TWO BASEMENT SECTIONS - both a walk-out entrance as well as a walk-up entrance. The walkout entrance leads directly to the backyard and includes a 2 BED ILLEGAL SUITE and a 3-piece washroom—an ideal space for privacy and comfort. The walkup suite, accessible from the front of the home, includes 1 bedroom and its own 3-piece washroom, offering an equally private and functional space. Outside, enjoy a PRIVATE BACKYARD oasis and a



SUN-SOAKED UPPER BALCONY, perfect for relaxing or hosting gatherings. Located near schools, shopping, parks, and with easy access to major routes, this home offers both comfort and convenience, blending flexibility and style in a fantastic location. Donâ€™t miss out on this incredible opportunity to own a home that adapts to your lifestyle needs!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246957    |
| Price          | \$739,900   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,161       |
| Acres          | 0.11        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 216 Coral Reef Manor Ne |
| Subdivision | Coral Springs           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 3Y8                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Wood Counters                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas, Living Room                                                                                      |
| Has Basement      | Yes                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out, Walk-Up To Grade                                     |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Back Yard, Lawn       |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 41               |
| Zoning         | R-CG             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

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