

# \$749,900 - 149 Coral Springs Park Ne, Calgary

MLS® #A2226309

**\$749,900**

5 Bedroom, 5.00 Bathroom, 2,421 sqft  
Residential on 0.10 Acres

Coral Springs, Calgary, Alberta

**\*\*LEGAL SUITE\*\*** | Welcome to 149 Coral Springs Park NE – a truly exceptional and rare fully finished walkout home located in the heart of the prestigious, family-friendly, and amenity-rich lake community of Coral Springs. This stunning property offers an incredible blend of space, functionality, elegance, and convenience, providing over 3,000 square feet of beautifully developed living space across three thoughtfully designed levels. Situated on a quiet street in one of Calgary’s few private lake communities, this home provides access to an impressive array of nearby amenities including public transit, top-rated schools, major shopping destinations, parks, walking and biking paths, as well as year-round lake privileges where you can enjoy swimming, paddle boating in the summer, and ice skating in the winter. From the moment you step inside, you'll be captivated by the grand open-concept layout and the sense of natural light that fills every corner. The main floor features gleaming hardwood flooring, an airy and inviting open-to-above living room with floor-to-ceiling windows, and a spacious family room anchored by a warm and stylish double-sided gas fireplace, creating the perfect setting for entertaining guests or enjoying cozy evenings with family. The chef-inspired kitchen is both functional and luxurious, offering an abundance of solid wood cabinetry, expansive granite countertops, a large pantry, upgraded appliances, and plenty of prep space for the



home cook. A convenient main floor den provides a quiet retreat ideal for working from home or serving as a reading nook or playroom. Upstairs, you'll discover three generously sized bedrooms, including a massive primary suite designed to be your personal sanctuary, complete with a luxurious 5-piece ensuite bathroom featuring a deep jetted soaker tub, glass-enclosed standing shower, dual sinks, and an impressive walk-in closet. Each room is filled with natural light, and the upper floor layout is perfect for family comfort and privacy. The fully developed walkout basement is an incredible bonus, offering a self-contained two-bedroom LEGAL suite with its own living area and private entrance – perfect for extended family, guests, or potential rental income. This lower level also features a dedicated media or theatre room, ideal for hosting movie nights, a 2-piece bathroom, and ample storage space. Step outside and enjoy your professionally landscaped backyard, with direct access from the walkout level – a perfect space for summer barbecues, kids' playtime, or relaxing in your private outdoor oasis. Additional features of this impressive home include a central air conditioning system, double attached garage and a layout that blends elegance with everyday practicality. Whether you're a growing family, a multi-generational household, or a buyer looking for flexibility, income potential, and luxury all in one, this home offers it all. Located in a well-established, peaceful neighborhood.

Built in 1999

### **Essential Information**

MLS® #	A2226309
Price	\$749,900
Bedrooms	5

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,421
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	149 Coral Springs Park Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Y2

### Amenities

Amenities	Boating, Clubhouse, Gazebo, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	389
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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