

\$759,900 - 216 Coral Reef Manor Ne, Calgary

MLS® #A2246957

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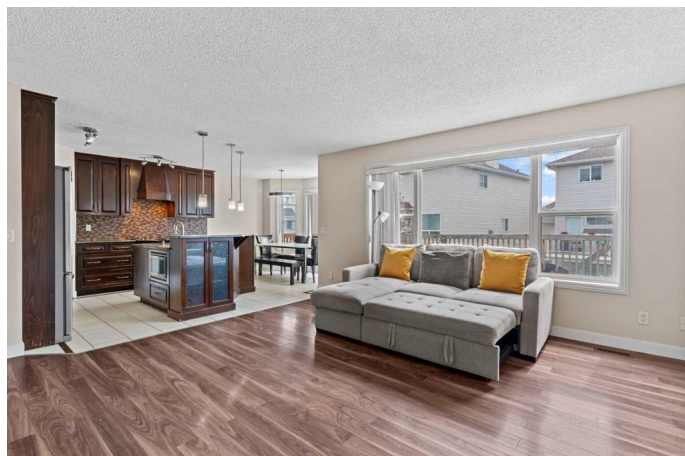
7 Bedroom, 5.00 Bathroom, 2,161 sqft

Residential on 0.11 Acres

Coral Springs, Calgary, Alberta

OPEN HOUSE: AUGUST 30, 2025

SATURDAY 1 PM - 3 PM. 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. Don'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	\$759,900
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 23
Zoning R-CG

Listing Details

Listing Office PropZap Realty

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