

# \$749,900 - 315 Coral Reef Manor Ne, Calgary

MLS® #A2207699

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 0.12 Acres

Coral Springs, Calgary, Alberta

Price To Sell! Beautiful Large Bungalow 1699 SQFT with **\*DOUBLE DOOR ENTRY\*** in Great Community of Coral Springs NE Calgary. Fished 2 bedrooms' large walk out (illegal) basement (1551 SQFT),basement have large living room (can be converted easily to 3rd bedroom), new kitchen, den, Separate side by side laundry, Large master bedroom on main floor with walk-In-Closet and 5 pic bath,very nice 2nd bedroom, large Den with built-in cabinets-counter and can be used as study room, office, family room or 3rd bedroom, Large living room with a double sided gas fireplace and big Dining room. Oversized double door garage (20.1 X 23.7). Don't miss the chance to buy this Cul-De-Sac,near shopping, Public Transit and very good location Bungalow with Walk-Out-Basement and large Lot!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207699  |
| Price          | \$749,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,700     |
| Acres          | 0.12      |



|            |             |
|------------|-------------|
| Year Built | 2001        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 315 Coral Reef Manor Ne |
| Subdivision | Coral Springs           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 3Y7                 |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite, Walk-Out  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 16              |
| Zoning         | R-CG            |
| HOA Fees       | 392             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.