

# \$799,900 - 18 Coral Reef Crescent Ne, Calgary

MLS® #A2198289

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,973 sqft

Residential on 0.09 Acres

Coral Springs, Calgary, Alberta

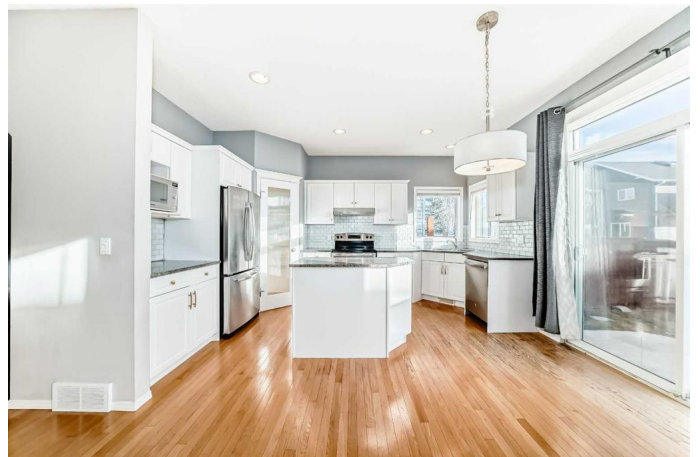
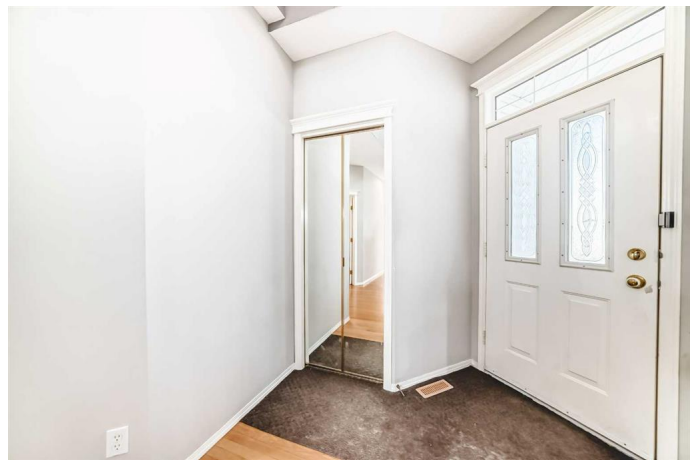
This traditional two-storey detached home in the desirable Coral Springs neighborhood offers a perfect blend of comfort, style, and convenience. Situated near amenities like a community lake, playground, and an elementary school, this home provides an ideal living space for families.

The exterior is adorned with light beige vinyl siding, accentuated by a charming second-floor covered balcony. The front of the house boasts a spacious double attached garage with a white panel door, complemented by a concrete driveway leading to the main entrance.

As you step inside, the bright and airy foyer welcomes you into an open-concept living space. The living room, with its large windows, is filled with natural light, creating a warm and inviting atmosphere. The kitchen features modern appliances, ample cabinetry, and a cozy breakfast nook that overlooks the backyard. Adjacent to the kitchen, a separate family room provides a comfortable space for gatherings. A convenient 2-piece bathroom is also located on this level.

Upstairs, the primary bedroom serves as a spacious retreat, complete with a private ensuite bathroom and a walk-in closet. Two additional well-sized bedrooms, each with large windows, share a full bathroom. The main level also includes a versatile loft area, perfect for a home office or a quiet reading nook.

The fully finished basement offers additional



living space, featuring a secondary family room, an extra bedroom, a full bathroom, and making it a great option for guests. The fully fenced backyard provides privacy and plenty of room for outdoor activities. A small patio area is ideal for summer BBQs and relaxation. The lush greenery and well-maintained landscaping add to the home's curb appeal, creating an inviting outdoor space for all to enjoy.

Built in 2001

**Essential Information**

MLS® #	A2198289
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	18 Coral Reef Crescent Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Y5

**Amenities**

Amenities	Beach Access, Clubhouse, Playground, Boating
Parking Spaces	4

Parking	Double Garage Attached, Garage Door Opener, Concrete Driveway
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Chandelier, Dry Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Glass Doors, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Barbecue, Garden, Playground, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	58
Zoning	R-CG
HOA Fees	382
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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