

# \$799,000 - 146 Coral Reef Close Ne, Calgary

MLS® #A2253099

**\$799,000**

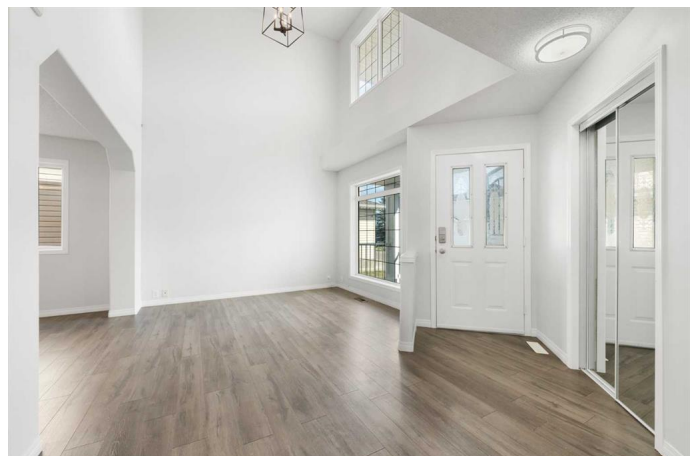
6 Bedroom, 4.00 Bathroom, 2,356 sqft  
Residential on 0.10 Acres

Coral Springs, Calgary, Alberta

Welcome to this beautifully updated home in the highly sought-after lake community of Coral Springs! With 6 BEDROOMS + A DEN, 4 FULL BATHROOMS, AND LEGAL BASEMENT SUITE, this home is perfect for large or multi-generational families. As you step inside, youâ€™re greeted by a stunning OPEN-TO-ABOVE LIVING ROOM that fills the home with natural light. The main floor features a formal dining area, a cozy family room with a fireplace, and a modern kitchen complete with updated appliances, a huge island, and a built-in pantry. A convenient den/bedroom and full bath on the main level add flexibility for guests or extended family. The newer laminate flooring throughout enhances the homeâ€™s fresh, modern feel.

Upstairs, the SPACIOUS PRIMARY BEDROOM boasts an updated ensuite and a large walk-in closet, while three additional bedrooms provide plenty of spaceâ€”one even with its own walk-in closet. The upper-level laundry room adds convenience, and the fully updated common bath and a private balcony make this floor both functional and stylish. New Carpet adds to the charm of the home.

The LEGAL BASEMENT SUITE is an absolute highlight, offering 2 large bedrooms, a full bath, an open-concept kitchen and living room, a separate entrance, and its own laundryâ€”perfect for rental income or extended family living. New Vinyl plank



enhances the living place.

The backyard is designed for entertaining and relaxation with a CEMENTED PATIO, GAZEBO WITH A TV SETUP AND A GARDEN SHED for extra storage. The double garage includes a TESLA EV CHARGER, STORAGE SPACE AND COATED FLOOR for a polished look.

Living in Coral Springs means enjoying EXCLUSIVE LAKE ACCESS with year-round activities—swimming, boating, beach volleyball, tennis, basketball, ping pong, BBQ areas for family gatherings, and ice skating in winter. The community also offers beautiful parks, walking paths, and a welcoming atmosphere.

Conveniently located with EASY ACCESS TO STONEY TRAIL AND MCKNIGHT BOULEVARD, Coral Springs is close to all major amenities, including SCHOOLS, GROCERY STORES ( SAFEWAY, CO-OP, FRESHCO), SHOPPING PLAZAS, RESTAURANTS, GENESIS CENTRE, YMCA, SUNRIDGE MALL AND PETER LOUGHEED HOSPITAL. This vibrant neighborhood truly has it all!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253099    |
| Price          | \$799,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,356       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 146 Coral Reef Close Ne |
| Subdivision | Coral Springs           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J3Y6                  |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Park, Beach Access, Clubhouse, Dog Run, Gazebo, Picnic Area, Playground |
| Parking Spaces | 5                                                                       |
| Parking        | Double Garage Attached                                                  |
| # of Garages   | 2                                                                       |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator  |
| Heating           | Central, Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                               |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage            |
| Lot Description   | Back Yard, City Lot, Gazebo, Landscaped   |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Mixed |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 8                   |
| Zoning         | R-CG                |
| HOA Fees       | 397                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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