

# \$574,900 - 105 Coral Springs Mews Ne, Calgary

MLS® #A2204659

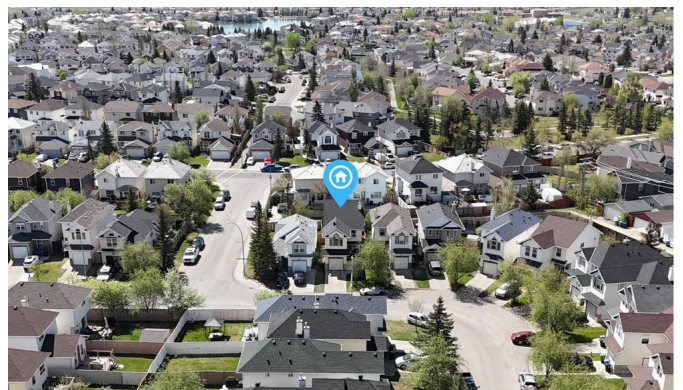
**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.06 Acres

Coral Springs, Calgary, Alberta

Welcome to this immaculate, fully finished two-storey home in the quiet, family-friendly lake community of Coral Springs. Lovingly maintained and upgraded, this property sits on a lane-access lot with added privacy and mature landscaping. Inside, youâ€™ll find an open-concept main floor with hardwood floors and south-facing windows that flood the home with natural light. The kitchen features granite countertops, a raised breakfast bar, and ample cabinetryâ€”ideal for family living or entertaining. Step outside to a private, sun-soaked backyard with a two-tier deck, fenced yard, and storage shed. Upstairs, a vaulted bonus room with a cozy fireplace offers a perfect retreat, while the spacious primary bedroom includes a renovated ensuite. Two more bedrooms, a full bath, and upper laundry complete the second level. The professionally developed basement provides versatile space and extra storage, with insulated walls, upgraded underlay, and solid core doors. Key updates include on-demand hot water, a high-efficiency furnace, newer windows for improved energy performance, newer shingles, vinyl plank flooring, custom closet organizers, and an insulated garage door. Coral Springs residents enjoy exclusive access to the private lake, walking paths, parks, schools, places of worship, shopping, and quick access to major routes and the airport. A rare opportunity to own a turnkey home with exceptional long-term value in one of NE Calgaryâ€™s most desirable lake



communitiesâ€™ donâ€™t miss it!

Built in 1997

**Essential Information**

MLS® #	A2204659
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,393
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	105 Coral Springs Mews Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3R8

**Amenities**

Amenities	Beach Access, Boating, Clubhouse, Parking, Picnic Area, Playground, Park
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	90
Zoning	R-C2
HOA Fees	389
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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