

# \$725,000 - 315 Coral Reef Manor Ne, Calgary

MLS® #A2207699

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 0.12 Acres

Coral Springs, Calgary, Alberta

PRICE REDUCED!! 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	\$725,000
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	39
Zoning	R-CG
HOA Fees	392
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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