

# \$699,900 - 18 Coral Reef Crescent Ne, Calgary

MLS® #A2198289

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,973 sqft  
Residential on 0.09 Acres

Coral Springs, Calgary, Alberta

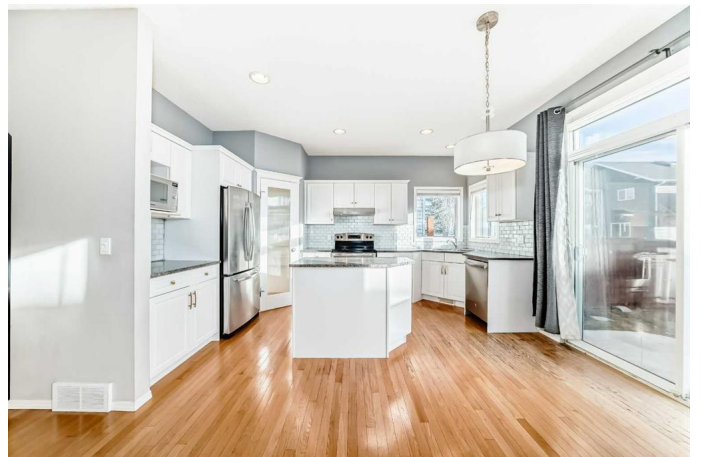
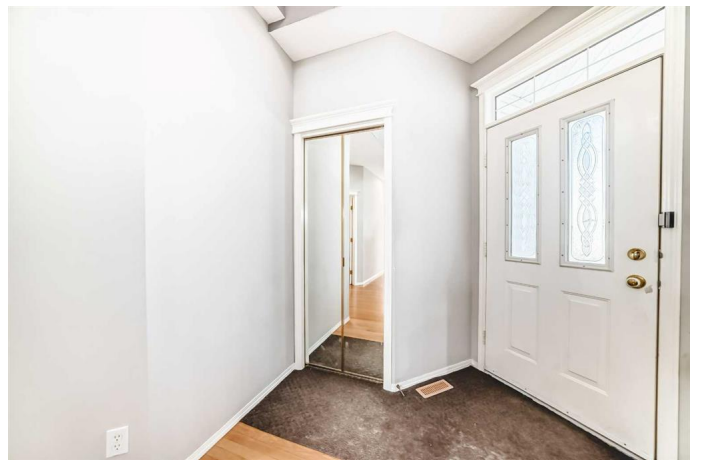
This traditional two-storey detached home in the desirable Coral Springs neighborhood offers a perfect blend of comfort, style, and convenience. Situated near amenities like a community lake, playground, and an elementary school, this home provides an ideal living space for families.

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	\$699,900
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	Playground, Beach Access, Boating, Clubhouse
Parking Spaces	4

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

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed March 1st, 2025  
Days on Market 51  
Zoning R-CG  
HOA Fees 382  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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