

**51 Coral Reef Close NE**  
**Calgary, Alberta**

**MLS # A2290333**



**\$765,000**

<b>Division:</b>	Coral Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to 51 Coral Reef Close NE, a beautifully updated and spacious family home located in the heart of Calgary's sought-after lake community of Coral Springs. Boasting over 3,300 sq. ft. of developed living space, this thoughtfully designed residence offers the perfect blend of comfort, functionality, and exceptional value. The bright and inviting main floor showcases soaring ceilings, an elegant formal living and dining area, and a generous family room complete with a cozy gas fireplace. The well-appointed kitchen features ample cabinetry, abundant counter space, and a charming breakfast nook—perfect for busy mornings and family gatherings. A main floor den, convenient laundry room, and 2-piece bath enhance everyday practicality. Upstairs, you'll find four spacious bedrooms, including a stunning primary retreat with a private balcony, walk-in closet, and luxurious 4-piece ensuite. A versatile flex area provides the ideal space for a reading nook, study zone, or additional lounge area. The fully finished basement offers incredible flexibility and income potential. It includes two additional bedrooms, a second kitchen, a large living area, two bathrooms (4-piece and 2-piece), and separate laundry. The currently rented (illegal) suite generates income and tenants willing to stay. Significant recent upgrades add peace of mind and modern appeal, including a new high-efficiency furnace (2025), roof replacement (2020), central air conditioning, LED exterior lighting, new carpet, fresh paint, updated light fixtures, and upgraded appliances. A backyard storage shed adds extra functionality, while the double attached garage provides added convenience. Enjoy year-round lake access and a wealth of community amenities including parks, pathways, schools, shopping, and transit—all within this vibrant, family-friendly neighborhood. This

move-in-ready home with built-in income potential is a rare find. Book your private showing today!