

28 Coral Reef Link NE Calgary, Alberta

MLS # A2342684


\$735,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,144 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Gazebo, Private		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows

Inclusions: Gazebo

Welcome to this beautifully renovated two-storey home on an oversized 6,000+ sq ft corner lot in the sought-after lake community of Coral Springs. Updated top to bottom and truly move-in ready, it offers modern style, functional space, and income potential. The bright, open main floor features a spacious living room, formal dining room, cozy family room with fireplace, and a private den ideal for a home office. The brand-new kitchen boasts a walk-in pantry and all-new stainless steel appliances, and the main floor also offers a laundry room and half bath. Enjoy new luxury vinyl plank flooring, fresh paint throughout, and updated lighting. Upstairs, the generous master offers a large walk-in closet and a fully renovated spa-inspired ensuite with new double vanity, new tile around the jacuzzi tub, standing shower, and new fixtures. Three additional bedrooms and a newly updated common bathroom (new vanity and tile) complete the upper level. The fully developed basement adds a large rec-room, full bath, and an oversized storage room easily converted to a bedroom. A newly added separate entrance and two newly added egress windows make it easy to suite. A secondary suite would be subject to approval and permitting by the City/ Municipality. Additional upgrades include a newer high-efficiency furnace, two 50-gallon hot water tanks, and a newer roof and shingles (2020). Outside, the large fenced corner-lot backyard features a gazebo, garden shed, and a cement pad perfect for basketball or extra parking. An oversized double car garage completes the package. Coral Springs is a premier NE lake community with bikeways, walkways, and tree-lined parks. Enjoy year-round access to Coral Springs Lake: fishing, boating, beach volleyball, basketball, tennis, ping pong, BBQ, and winter ice skating. You'll be minutes from Sunridge Mall, Marlborough Mall, and the shops and

groceries at Saddletowne Circle, with the Don Hartman NE Sportsplex and Genesis Centre nearby. Area schools include Coral Sands, Ted Harrison, Nelson Mandela High School, and St. Teresa of Calcutta, with medical clinics and everyday services close by. It's a 1-minute walk to the bus stop with quick connection to the Saddletowne C-Train to downtown, plus fast access to Stoney Trail, McKnight Blvd, Métis Trail, and 64th Ave NE. Calgary International Airport (YYC) is roughly a 10-minute drive. A rare opportunity to own a fully renovated, income-ready home on a premium corner lot in an established lake community. Move in and enjoy, nothing left to do but call it home. Book your private showing today