

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

MLS® #A2204659

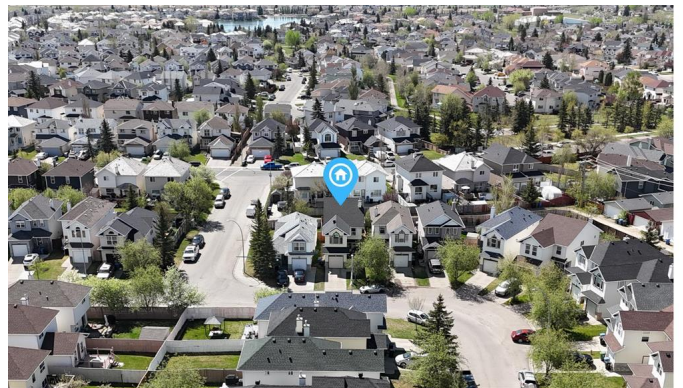
\$574,900

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 | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s) |
| 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 | 83 |
| Zoning | R-C2 |
| HOA Fees | 389 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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