

# \$575,000 - 105 Coral Springs Mews Ne, Calgary

MLS® #A2234822

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.06 Acres

Coral Springs, Calgary, Alberta

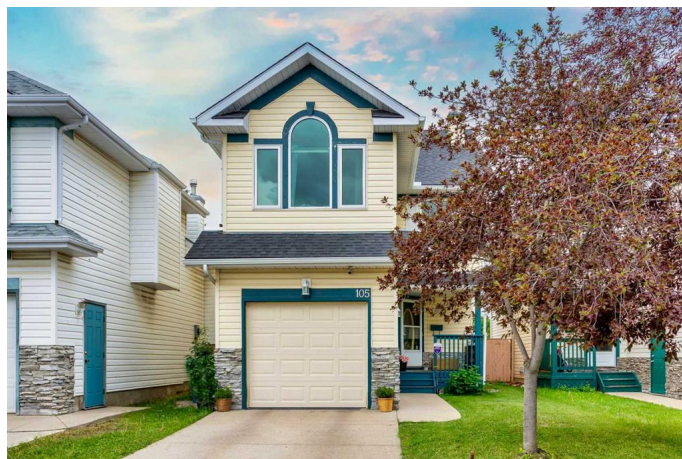
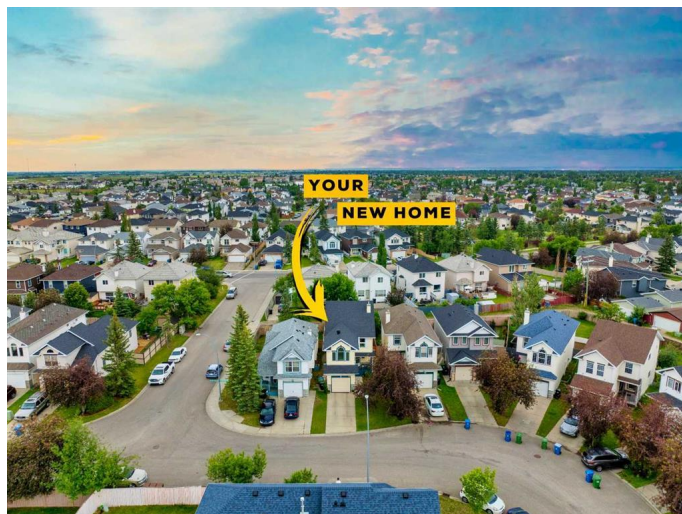
Sun-Filled Family Home in Coral Springs â€“  
NE Calgaryâ€™s Only Lake Community!

This beautifully maintained two-storey homeÂ has over 1,800 sqft of developed living space and offers a bright and inviting layout, highlighted by itsÂ south-facing backyardâ€™perfect for enjoying all-day sunshine and outdoor living. The quiet, lane-access lot provides added privacy, while the mature landscaping enhances the homeâ€™s curb appeal.

Inside, anÂ open-concept main floorÂ welcomes you with abundant natural light streaming through large south facing windows. StylishÂ hardwood floorsÂ flow through the living and dining areas, creating a warm and spacious atmosphere. TheÂ well-appointed kitchenÂ features granite countertops, a raised breakfast bar, and plenty of cabinetryâ€™ideal for everyday meals and entertaining.

Step outside to yourÂ private south-facing backyard retreat, where aÂ two-tier deck with a pergolaÂ provides shaded comfort and a perfect setting for summer gatherings. The fully fenced yard ensures privacy, while the sunny exposure makes it an ideal outdoor escape.

Upstairs, aÂ vaulted bonus roomÂ with a cozy fireplace provides a great space for family



relaxation. The primary bedroom includes a renovated ensuite, while two additional bedrooms and a full bath accommodate family or guests.

The fully developed basement offers versatile space for a home gym, media area, or guest space, along with extra storage. Key upgrades including on-demand hot water, a high-efficiency furnace, newer windows for improved energy performance, newer shingles, Vinyl plank flooring in upper level and an insulated garage door enhance comfort and efficiency year-round.

Built in 1997

**Essential Information**

MLS® #	A2234822
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,433
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	Park, Parking, Playground, Beach Access, Boating, Clubhouse, Picnic Area
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), 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 Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	389
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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