

# \$599,900 - 105 Coral Springs Mews Ne, Calgary

MLS® #A2204659

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,393 sqft  
Residential on 0.06 Acres

Coral Springs, Calgary, Alberta

Looking for the perfect place to start your next chapter? Welcome to this immaculate, fully finished two-storey home, lovingly maintained by its owners and nestled in a quiet, family-friendly community with rear lane access and added separation from neighbours – a true hidden gem!

From the moment you arrive, the charming curb appeal sets the tone – featuring stone pillars, vaulted windows, and mature landscaping that adds character and warmth. Step inside to find custom built-in storage, including a California Closet that’s sure to impress!

The main level boasts hardwood floors and a bright, open-concept floor plan, flooded with natural light from large south-facing windows. The kitchen is a home chef’s dream – complete with granite countertops, an eat-up breakfast bar, and plenty of cabinet and counter space. Whether you’re hosting family and friends or keeping an eye on the kids while prepping meals, the flow from kitchen to dining to living room is ideal.

Step outside to your private, sunny south-facing backyard featuring a two-tier deck, fully fenced yard, a storage shed, and rear lane access – a thoughtful extension of your living space. A convenient half bath completes the main floor.



Upstairs, youâ€™ll find a vaulted bonus room with a cozy fireplace and expansive windows â€“ the perfect retreat for movie nights or quiet evenings. The primary suite is spacious and serene, complete with a renovated ensuite. Two additional bedrooms and a full bath round out the upper level.

The developed basement is designed with family living in mind â€“ featuring insulated walls, upgraded underlay, solid core doors, and plenty of flex space and storage. Additional upgrades include: on-demand hot water, newer shingles, newer furnace, custom closet organizers, window coverings, updated bathrooms, new upper level vinyl flooring and an insulated garage door.

Enjoy year-round lake access, walking distance to schools, parks, pathways, and everyday amenities. Quick and easy access to major roadways makes commuting a breeze.

This home truly checks all the boxes and will appeal to the first lucky buyers who walk through the door.

Book your private showing today â€“ homes like this donâ€™t last!

Built in 1997

### **Essential Information**

MLS® #	A2204659
Price	\$599,900
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, Clubhouse, Park, Parking, Picnic Area, Playground, Boating
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	15
Zoning	R-C2
HOA Fees	389
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Real Broker
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