

**93 Coral Reef Crescent NE**  
**Calgary, Alberta**

**MLS # A2252304**



**\$829,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coral Springs                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,260 sq.ft.                                                             | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 6                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Greenbelt, Lawn, No Neighbours Behind |               |                   |

|                    |                                                                                                                                 |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                              | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                             |                   |      |

EXTENSIVELY RENOVATED | Bungalow | Lake Access | LIGHT & BRIGHT | 6 Beds & 3 Baths | OVERSIZED DOUBLE GARAGE | CUSTOM FINISHES THROUGH OUT | 2300+ SQ FT of living space | OVER \$250,000 IN UPGRADES | On a very quite Street! Welcome to this meticulously renovated bungalow in the sought-after North Coral springs community. The main floor features a Master bedroom with a large 4 pc & a closet, 2 Additional bedrooms with an additional 3pc bathroom, laundry room. Open concept Living, Dining & the kitchen showcases custom shaker-style white cabinetry with subtle textural accents, complemented by thick quartz countertops and a stunning island with a waterfall edge. High-end stainless steel appliances. Basement (Illegal suite) with 3 bedroom, 4 pc bathroom & a kitchen an entertainment/Rec/gaming room! Separate entrance, Separate Laundry. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!