

\$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

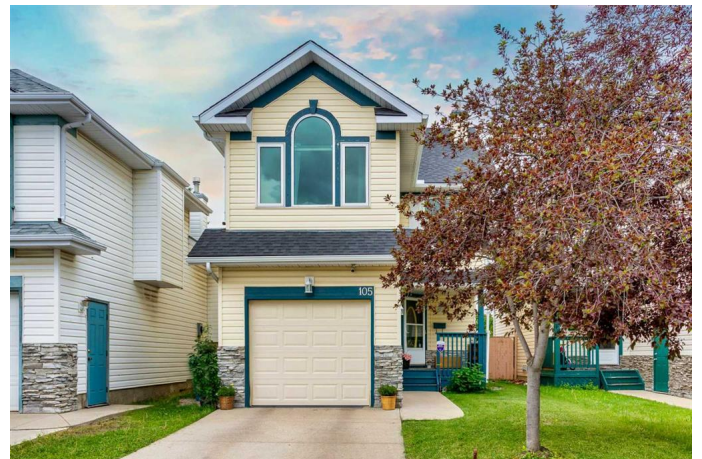
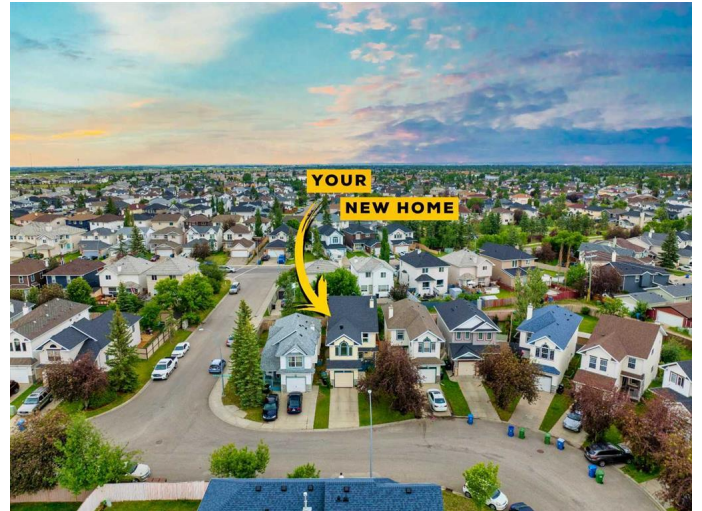
Sun-Filled Family Home in Coral Springs â€“
NE Calgaryâ€™s Only Lake Community!

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	7
Zoning	R-CG
HOA Fees	389
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.