

\$1,450,000 - 7088 Christie Briar Manor Sw, Calgary

MLS® #A2088794

\$1,450,000

5 Bedroom, 5.00 Bathroom, 3,629 sqft

Residential on 0.15 Acres

Christie Park, Calgary, Alberta

Welcome to your beautifully upgraded and expanded 5-bedroom, 4.5-bathroom home nestled in coveted Christie Park. With a recent 600 SqFt addition, your home now boasts a total of 3629 SqFt of above grade living space, offering ample room for your family to flourish.Â

Enter this stunning thoughtfully updated home and be greeted by 16â€™™ ceilings and gorgeous refinished hardwood. The main floor highlight is your new custom dream kitchen complete with full-height cabinets, Fisher Paykel Appliances including speed oven & warming drawer, and generous island blanketed in gorgeous quartz. A seamless connection to the dining area is perfect for hosting friends and family. After dinner head to the neighbouring family room for a cozy fire or retreat to the front living room to enjoy some family time. There are two main floor offices; one is a new addition with vaulted ceiling and skylights, and 2nd is fitted with built-ins â€” ideal for remote work or quiet concentration. And let's not forget the powder room, and the practicality of an amazing mudroom, designed with families in mind, offering ample space for your everyday essentials. The upper-level addition includes two spacious bedrooms, each featuring vaulted ceilings, walk-in closets, bench window seating, engineered hardwood & 3 pc ensuite bathrooms with heated floors; perfect for your family, making mornings a breeze for everyone. Your primary bedroom has been completely remodelled with brand



new spa-like 5-piece ensuite bath, boasting a luxurious soaker tub, separate shower, heated floors, a double vanity; and a large walk-in closet with custom built-ins for your convenience. Two other bedrooms and a 4pc bathroom finish the upper level. Your south-facing backyard has a composite deck with built-in bbq, sink, and prep area. Enjoy many outdoor activities, be it gardening, barbecues, or simply soaking up the sun. The unfinished basement currently houses a gym and offers loads of storage. And youâ€™ll appreciated the heated, insulated oversized double garage complete with epoxy floors. Location canâ€™t be better with a central park just steps away with kids playground, tennis & basketball courts, and green space to enjoy! Walking distance to all amenities, as well as Westside Rec, Ernest Manning, Rundle College, and 3 min walk to C-train station. Short drive to Olympic Heights, John Costello School, Weber Academy and Calgary Academy. Easy access out of the City with new Stoney Trail almost completed! Updates include: refinished hardwood floors, new triple glazed, new windows throughout, new trim/baseboards/doors/hardware/lighting throughout, flat ceilings, neutral paint, addition completed in 2018, new furnaces (2018), upgraded electrical panel, exterior paint & removal of poly-b piping - everything has been completed for you to just move in and enjoy!Â

Built in 1990

Essential Information

MLS® #	A2088794
Price	\$1,450,000
Sold Price	\$1,395,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,629
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7088 Christie Briar Manor Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2H5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Bookcases, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Skylight(s)
Appliances	Bar Fridge, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Warming Drawer, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Built-in Barbecue, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, See Remarks

Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 2nd, 2023
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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