

\$1,275,000 - 115 Christie Park View Sw, Calgary

MLS® #A2120376

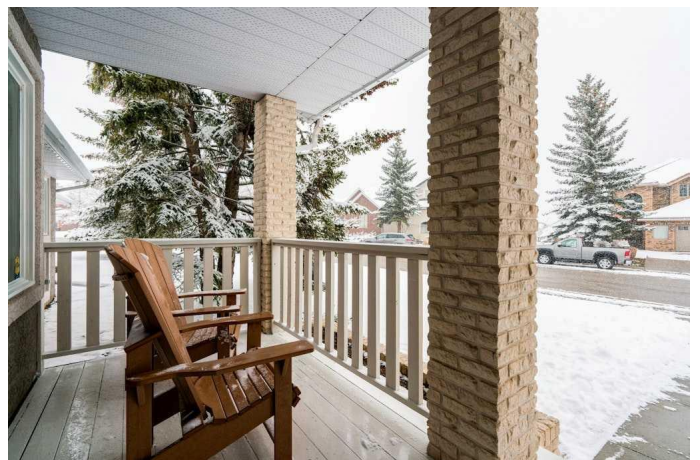
\$1,275,000

4 Bedroom, 3.00 Bathroom, 2,294 sqft

Residential on 0.23 Acres

Christie Park, Calgary, Alberta

Price improvement...Rare opportunity to own this expansive, renovated bungalow with a heated TRIPLE GARAGE nestled in the heart of coveted Christie Park Estates. The home presents a total of 4,400 sq ft with 2,293 sq ft above grade + 2,133 sq ft below grade (1,711 sq ft finished area) in a functional layout suiting many lifestyle stages. Stepping into the main entrance you know you are in for something special with the vaulted ceilings adding natural light and architectural interest. The strategic use of natural materials like wood and stone underscore the authenticity and warmth of the design that stands the test of time. The main floor features 3 bedrooms / 2 full baths, formal living and dining rooms, great room, den and upgraded eat-in kitchen with premium appliances and leathered granite counters. You'll enjoy cooking up culinary delights in the modern kitchen boasting two built-in ovens, microwave, 5-burner induction cooktop, Miele hood fan, oversized fridge, wine fridge, hot + cold filtered water, under cabinet lighting and corner pantry. The master bedroom spoils you with a large walk-in closet and a luxurious ensuite that truly feels like a spa with a travertine steam shower, frameless glass doors, BainUltra spa tub with heated back rest, chromotherapy + aromatherapy, built-in TV and heated towel bar. The lower level offers boundless options with the dedicated gym, oversized family room, wet bar with dishwasher and wine fridge, bedroom + full bath, flex/hobby room, additional laundry



room, cold cellar and abundant storage. Outdoors you will enjoy the west exposure, composite decking, built-in BBQ island, irrigation system and shed all in a private setting. No need to struggle with Christmas lights again with the Gemstone Light LED system installed. The heated triple garage has epoxy floors and Proslat storage system for all your vehicles, bikes, tools and toys with room for more off street parking or hoops on the sizeable driveway. The most discerning buyer will appreciate the top quality finishings including 5â€• hardwoods on the main, solid wood baseboards + casings + millwork, heated travertine flooring in bathrooms, den hallway and kitchen, four fireplaces (2 gas + 2 electric), California closets, Sonos sound system and extensive use of stone throughout. For peace of mind there are updated furnaces and hot water heater, all poly B has been removed and radon mitigation fan has been installed. Enjoy the comfort of central a/c to cool you on those warmer days ahead. The neutral palette combined with the enduring quality of finishings provide the ultimate canvas to easily create your personal sanctuary with paint, furnishings and artwork. This prime west side location cannot be matched for access to shopping, restaurants, recreation, downtown, the mountains, private and public schools and the LRT all in a quiet, estate setting. This special home is a MUST SEE!

Built in 1991

Essential Information

MLS® #	A2120376
Price	\$1,275,000
Sold Price	\$1,275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,294
Acres	0.23
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	115 Christie Park View Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y7

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Wood
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 6th, 2024
Date Sold	May 2nd, 2024
Days on Market	26
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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