

\$999,900 - 7007 Christie Briar Manor Sw, Calgary

MLS® #A2126895

\$999,900

4 Bedroom, 4.00 Bathroom, 2,035 sqft

Residential on 0.16 Acres

Christie Park, Calgary, Alberta

HUGE PRICE REDUCTION!!. Welcome to this beautiful renovated family home. This two-storey walkout boasts breathtaking mountain views in the coveted community of Christie Park Estates. With over 2900 sqft of living space, including 4 beds and 4 baths, this home has undergone over \$150K in recent upgrades, ensuring both style and functionality meet your every need. As you step inside, you're greeted by a striking foyer featuring a grand curved staircase and vaulted ceiling, setting the tone for the elegance that awaits within. The main floor impresses with its formal living and dining areas, an open kitchen with movable island, quartz counter tops bathed in natural light, showcases stainless steel appliances, including a gas stove, open to the cozy family room with a gas fireplace, convenient powder room, and a large practical mudroom off of the garage. The main floor kitchen leads seamlessly to a south-facing deck and backyard, a perfect setting for outdoor entertaining. Upstairs, you will discover a tranquil Primary suite with an ensuite bath, featuring SMART LED mirror, a jetted tub, glass shower, and a spacious walk-in closet and two additional bedrooms, a well-appointed bathroom, and even a laundry chute for added convenience. Located with easy access to 69 St, 17 Ave, and the future ring road, this home also offers quick access to the West LRT, various schools, Westside Rec, Aspen Shopping, and the majestic Rocky Mountains. This home is sure to leave a



lasting impression with its many upgrades including new carpet and LVP, complete new kitchen, SMART Switches, locks, and Sensors, all Poly B has been replaced with PEX, whole house painted inside and out and much much more. Book your showing today and experience its charm for yourself!

Built in 1992

Essential Information

MLS® #	A2126895
Price	\$999,900
Sold Price	\$985,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,035
Acres	0.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7007 Christie Briar Manor Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Private, Treed
Roof	Cedar Shake
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	July 19th, 2024
Days on Market	78
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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