

# \$1,650,000 - 46 Christie Estate Terrace Sw, Calgary

MLS® #A2129411

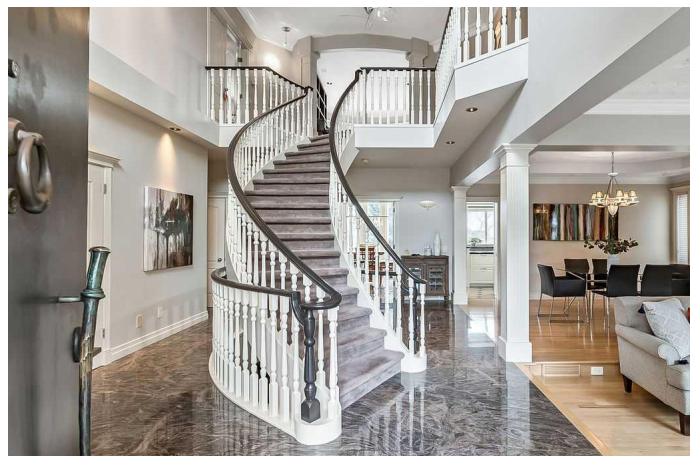
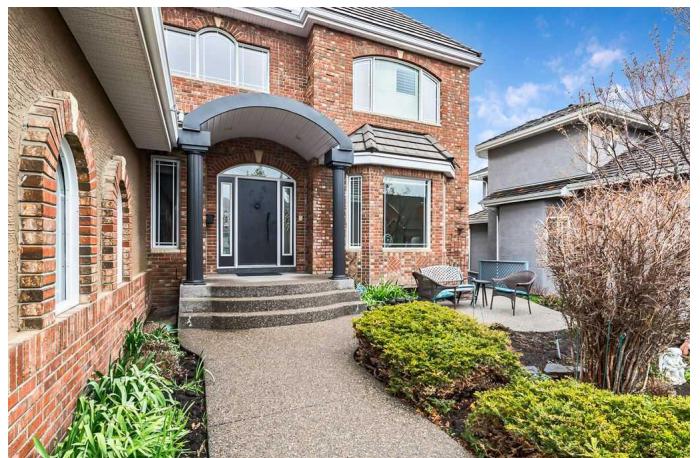
**\$1,650,000**

4 Bedroom, 4.00 Bathroom, 3,406 sqft

Residential on 0.19 Acres

Christie Park, Calgary, Alberta

DREAMS CAN COME TRUE! Nestled into the very heart of exclusive Christie Park Estates, this stunning 2 Storey/Walk-out 'Ravine Home' is a custom-built masterpiece, offering over 4800 sf of beautifully renovated living space. Truly a beautiful and bespoke "forever family home" that rarely, if ever, comes available. The curb appeal is off the charts with the timeless combination of brick and black detailing for the exterior. The grand and dramatic main floor features an elegant formal living/dining room ideal for entertaining and open to the beautiful vaulted foyer with curved staircase. Intricate and traditional detailing mix seamlessly throughout the home with the more contemporary touches, creating an eclectic and sophisticated feel. You will be in awe of the many thoughtful details throughout this executive home, including custom built-in storage throughout, artistic ceiling designs, marble flooring, crown mouldings, high-end flooring and artistic tile work. Though the glass french doors the stunning family space including a sun-filled kitchen with central island and built-in appliances, roomy breakfast area and connected family room with gas fireplace - all amidst the backdrop of 20 ft windows, showcasing the stunning and ever-changing ravine views. The expansive main floor offers everything a busy family will need... main floor office, huge boot/laundry room and entry from the Triple Garage. Upstairs is a dream layout featuring an open flex area, perfect for homework or a home office. The Primary



retreat offers the same stunning ravine views, tons of built-in storage (in addition to the huge walk-in closet) and an absolute dream of an ensuite with luxurious jetted tub, large steam shower and dual custom vanities. Spacious and bright bedrooms 2 and 3 have room for the kids to grow, walk-in closets and share the large main bathroom with dual vanities. The welcoming and luxurious walk-out basement has been designed with style and care, including a fully tiled 3PC bath with a 2nd steam shower - perfect for after your workout in the ready-made fitness room. (Note: there is a wall bed but the space would be very easy to convert into a 4th bedroom) A massive games and recreation space is comfy and cozy and has a cool and custom wet bar with built-in fridge, ice maker, sink and dishwasher. There are plenty of opportunities to revel in the nature surrounding this special home whether on the large upper deck, in the spacious backyard or gathering around the built-in fire pit. All this in the perfect West Hill location, walkable to top schools (both private and public), local amenities, the West LRT and the Westside Rec Centre. Watch your family thrive and grow as the the seasons change around this special, once-in-a-lifetime home.

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2129411    |
| Price          | \$1,650,000 |
| Sold Price     | \$1,580,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,406       |
| Acres          | 0.19        |

|            |             |
|------------|-------------|
| Year Built | 1993        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 46 Christie Estate Terrace Sw |
| Subdivision | Christie Park                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 2Z4                       |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 5                                            |
| Parking        | Side By Side, Tandem, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows     |
| Appliances        | Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, See Remarks, Washer/Dryer Stacked, Water Softener, Window Coverings |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas                                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| # of Fireplaces   | 3                                                                                                                                                                                                                                               |
| Fireplaces        | Family Room, Gas, Living Room, Recreation Room                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard                                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot |

|              |                           |
|--------------|---------------------------|
| Roof         | Concrete                  |
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 9th, 2024  |
| Date Sold      | May 23rd, 2024 |
| Days on Market | 14             |
| Zoning         | R-C1           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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