

\$1,014,000 - 7008 Christie Briar Manor Sw, Calgary

MLS® #A2143279

\$1,014,000

5 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0.15 Acres

Christie Park, Calgary, Alberta

NEW PRICEWelcome to this beautiful two-storey executive home on a quiet crescent in desirable Christie Estates. This home on a large corner lot features over 3,300 sq. ft of development, vaulted ceilings, a formal living/dining room, five bedrooms (3+2), and 3.5 baths as well as a main-floor den with two closets, main-floor laundry, hardwood floors, skylights, a professionally developed basement and central air conditioning. The chef's kitchen has granite counter tops, a large peninsula, stainless steel appliances, a corner pantry, automatic dust-pan connected to the central vacuum system, plus a spacious gazebo-like eating nook. The kitchen opens to the sizeable family room with a brick, remote-controlled, natural gas fireplace to cosy up any time you want with built-in bookshelves. From the kitchen nook step out onto the amazing two-tiered deck with low maintenance Trex-decking and a glass-and-aluminum privacy wall – a perfect space for entertaining, grilling, enjoying your morning coffee, or afternoon refreshment. Never paint or stain your deck again! The backyard is a true oasis – a gardener's dream with flowers, herbs, trees and shrubs and an underground sprinkler system (front and back). The watering system can be operated remotely from your smartphone anywhere in the world & can remain functional even if the water inside the house is turned off, so go on vacation without worry! This backyard is private with just one next door neighbour &



one side neighbour. Upstairs the primary bedroom can easily accommodate a king-sized bed. It has double closets & an ensuite bathroom with travertine tile & granite counters with double sinks and an over-sized jetted tub. There are two more bedrooms upstairs with a spa-like three-piece main bathroom with quartz counters and a walk-in shower. The professionally developed basement has a second family / rec room with another fireplace, a fourth bedroom with a private ensuite bathroom and walk-in closet. The fifth bedroom is currently being used as an exercise room. A wine/storage room, plus a furnace/utility room means storage is never a problem. The house has Hunter Douglas blinds throughout the entire main floor, including remote-controlled Silhouette blinds in the living room/dining room. This home has been impeccably updated and maintained with a new high efficiency furnace (2022), Daikin air conditioner (2022), two hot water tanks (2019) & new wall-to-wall carpeting in the basement in December 2023. All Poly-B piping was removed (2023) & the stucco was painted last July. Enjoy all this area has to offer including a short stroll to the tennis courts, a playground, soccer fields, a baseball diamond and greenspace, natural ravine areas, walking paths and minutes to two LRT stations, Westside Rec Centre, shopping & restaurants and some of the best schools in Calgary.

Built in 1989

Essential Information

MLS® #	A2143279
Price	\$1,014,000
Sold Price	\$1,004,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,174
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7008 Christie Briar Manor Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2R3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, None

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot, Cul-De-Sac, Landscaped, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
Date Sold	August 15th, 2024
Days on Market	54
Zoning	R-C1
HOA Fees	86.78
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Calgary
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