

\$1,280,000 - 44 Christie Knoll Heights Sw, Calgary

MLS® #A2146563

\$1,280,000

5 Bedroom, 3.00 Bathroom, 2,451 sqft

Residential on 0.16 Acres

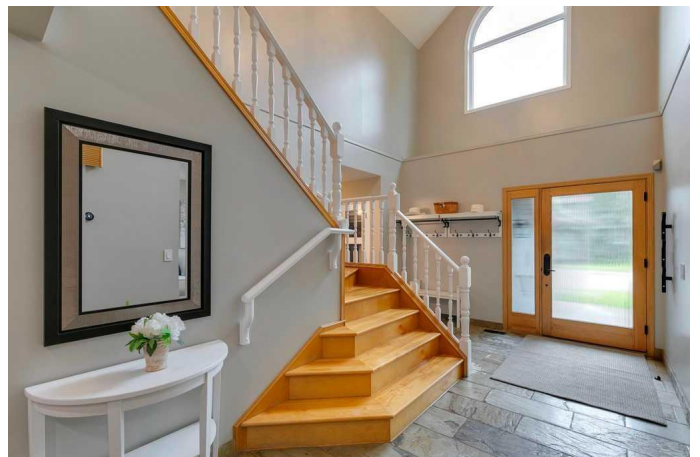
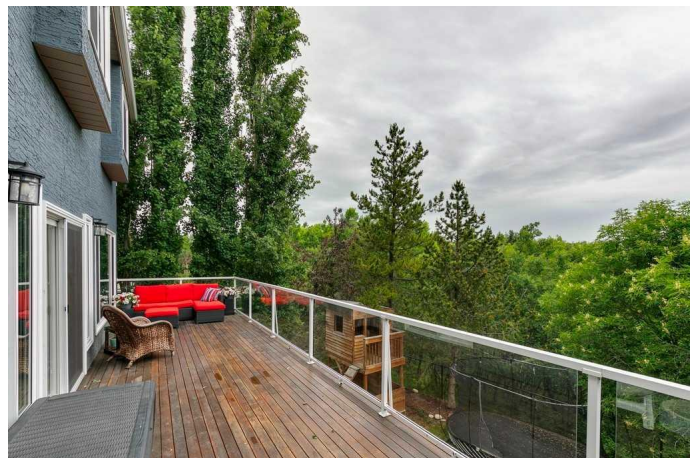
Christie Park, Calgary, Alberta

EVERYTHING YOU'™RE WISHING FOR! BEAUTIFULLY UPDATED 4 (+1) BEDROOM HOME WITH WALK-OUT BASEMENT BACKING TO A LUSH RAVINE IN CHRISTIE ESTATES. Step into the LARGE ENTRANCE FOYER with TWO STOREY VAULTED CEILING with gorgeous new CHANDELIER. Entertain in the FORMAL SITTING ROOM while watching your kids in the family room via the open spaces in the dividing wall. SPACIOUS DINING ROOM. FABULOUS KITCHEN offers SOAPSTONE COUNTERS/SINK, GAS STOVE, WALL OVEN, 2 MICROWAVES. HOODFAN, & REFRIGERATOR. Guest powder room and laundry with a huge sink complete this level. The UPPER LEVEL offers 4 large bedrooms (one makes an ideal guest room/office with a Murphy Bed. WALK-OUT LOWER LEVEL has a Rec Room, 5th bedroom with œcheaterœ• ensuite, and exercise area. Doors open to a big patio, and the yard backs to a ravine.

Built in 1989

Essential Information

MLS® #	A2146563
Price	\$1,280,000
Sold Price	\$1,285,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,451
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Christie Knoll Heights Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2R7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Tankless Hot Water, Walk-In Closet(s), Wired for Data
Appliances	See Remarks
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 12th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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