

\$1,395,000 - 35 Christie Briar Row Sw, Calgary

MLS® #A2152241

\$1,395,000

6 Bedroom, 5.00 Bathroom, 2,644 sqft

Residential on 0.20 Acres

Christie Park, Calgary, Alberta

Homes of this caliber are ones you don't want to miss out on. This incredible gem tucked away on a quiet cul-de-sac in Christie Park Estates has over 4000 square feet of developed living space and the best floor plans you can find. Featuring a total of 6 bedrooms and 4.5 bathrooms; this home can accommodate a diverse range of families suited to their unique lifestyle. You also happen to be only a 10 minute drive to some of the top SW schools that Calgary has to offer. Dr Roberta Bondar (K-6), Aspen Hill Montessori (Kindergarten), Ernest Manning High School (Grades 10-12), and Rundle College (K-12) to name a few. When you first pull up to the home, take note of the location adjacent to green space, and the cul-de-sac where neighbours care for one another. The timeless brick siding, and peaked architectural roof design bring curb appeal before you even step foot into the home. When you enter, you're greeted with grand vaulted ceilings and beams of natural light, all tied together with a professional paint job and gleaming new engineered hardwood floors throughout the main level. The front sunken living room is a perfect space to wind down and read a book in front of the picturesque bay window. Moving through is your formal dining room that could easily host large gatherings for family and friends, complete with built-ins for coffee, wine, storage and more. As you walk through to the kitchen, take notice of the tile that was professionally refinished, the brand new Wolf



stove, new Miele dishwasher, and the most cozy breakfast nook to have your morning coffee and breakfast, while the kids play outside in the large tree lined backyard. The vast living room has plenty of space to relax and watch a movie with the family; and the gas fireplace ties it together to bring warmth to the space. The main floor is completed with a functional mud room with access to the garage (including built-ins) and new LG washer and Dryer. Make your way upstairs and glance over at the charming new light fixtures that bring character and uniqueness to the home. The upstairs has 4 functional bedrooms including a spa like en-suite in the primary, with double sinks and a grotto style shower (multiple fixtures and body jets so you can cancel your spa membership). The additional 3 bedrooms are perfect for children, or an at home office. Slowly make your way to the lower level where youâ€™ll feel the brand new carpet with thick underlay that feels warm and soft to the touch. The professional paint job makes this space bright and airy, unlike most basements. The lower level is complete with 2 additional generously sized bedrooms, one of which is a large 175 square foot room complete with both a walk-in closet and private en-suite bathroom. Another 3 pc bathroom finishes off this space. Functionally, this home has had all of the original Poly-B professionally replaced, new HWT (X2), new furnace (x1), new water softener/filtration system and topped up insulation in attic. You don't want to miss this home.

Built in 1989

Essential Information

MLS® #	A2152241
Price	\$1,395,000
Sold Price	\$1,400,000

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,644
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Christie Briar Row Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2G5

Amenities

Parking Spaces	4
Parking	Carport, Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Water Softener, Window Coverings
Heating	Central, In Floor, Fireplace Insert
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Built-in Barbecue, Garden, Playground, Private Yard
Lot Description	Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Street Lighting, Underground Sprinklers, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 14th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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