

# \$1,198,000 - 412 Christie Knoll Point Sw, Calgary

MLS® #A2168772

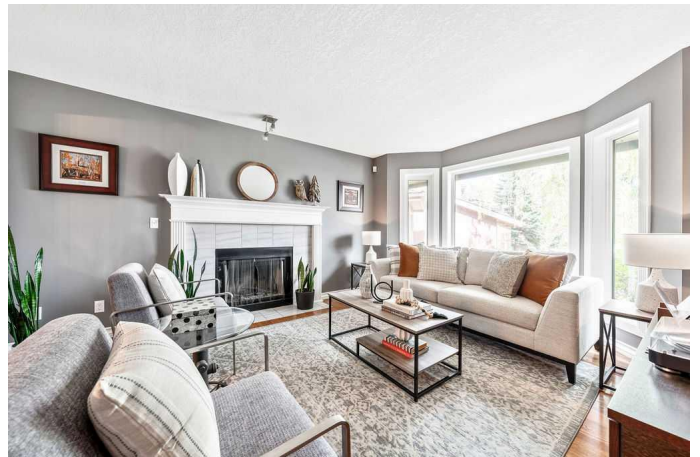
**\$1,198,000**

4 Bedroom, 4.00 Bathroom, 2,384 sqft

Residential on 0.20 Acres

Christie Park, Calgary, Alberta

DISCOVER THIS SERENE SANCTUARY, tucked away on a cul-de-sac in the heart of EXCLUSIVE Christie Park. This custom built estate home boasts an expansive and private SW backyard, ideal for entertaining or letting the kids run free! With 4 bedrooms, 3.5 bathrooms and 3 gas fireplaces, this charming home can accommodate families large and small while still allowing for a home office or hobby spaces. Craftsman inspired oak floors, solid wood staircase and gorgeous millwork throughout set the classic design tone, reminiscent of traditional Heritage homes. Combined with stylish and inspired updates,, this home has a uniquely eclectic vibe with an earthy palette and subdued lighting. Picture cozy gatherings in the formal living room, memorable dinners in the formal dining room and enjoy the peaceful productivity of your main floor home office. The bright and sunny kitchen features stainless steel appliances, granite counters and ample storage for your busy familyâ€™s needs. Open to the breakfast nook and inviting family room, this is truly a space to enjoy and unwind as a family. You will love the 'master retreatâ€™ with WIC and beautifully renovated en-suite, with heated hexagon tile floors, quartz counters, warm wood cabinetry and a massive shower "room" with floor to ceiling subway tile â€“ a luxurious place to recharge and relax. Three additional generously-sized bedrooms and newly renovated 4-piece bath complete this floor, with plenty of space for family and guests.



Fully finished lower level is designed for entertaining and relaxation, featuring a granite-topped wet bar, wine fridge and gas fireplace. An additional guest room/flexible fitness room and 3PC bathroom ensures that you have space for all your needs.

Mechanically sound with central A/C, a newer furnace, a 50-year roof, LUX windows, newer front and garage door, water filtration system and updated exterior paint. Peace of mind for years to come! Unbeatable location, close to the community green space/recreation area, LRT, Westside Rec Centre and the top rated schools that this area is known for. This special haven in Christie Estates is more than just a house; it's a place where beautiful memories are made for the years to come. Don't miss the chance to call it your own!

Built in 1989

### Essential Information

MLS® #	A2168772
Price	\$1,198,000
Sold Price	\$1,255,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,384
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	412 Christie Knoll Point Sw
Subdivision	Christie Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Bar, Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Mid Efficiency, 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

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 26th, 2024
Date Sold	October 3rd, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

### **Listing Details**

Listing Office	CIR Realty
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