



GRASSROOTS
REALTY GROUP

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11, 99 Christie Point SW
Calgary, Alberta

MLS # A2254607



\$799,900

Division:	Christie Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,285 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Pantry		
Inclusions:	None		

Fully Updated Walkout Bungalow Villa located in Desirable Christie Estates. This home features a Chef's kitchen with full-height White shaker cabinets, Granite counters, Stainless steel appliances, Double ovens, a Bosch Dishwasher & an Induction cooktop. Vaulted ceilings, Site-finished Hardwood floors, a Gas Fireplace, and Large South facing windows define the open living/dining area. The spacious Primary Suite has room for your king bed, and offers a Walk-in closet & Spa-like ensuite with double sinks, heated floors, granite counters, & an Amazing walk-in shower. A 2 pce bathroom & main floor laundry complete the main level. The WALKOUT basement boasts a huge Family room with Fireplace, Second bedroom, a 4-piece bathroom, a Den / Flex space, & a Large Storage / Utility room. Enjoy the sun and mountain views from the main floor deck & lower patio. The double garage has built-in cabinetry & epoxy floors. Additional upgrades include a High efficiency furnace & Air conditioning. Enjoy all this neighbourhood has to offer including Tennis courts, playground, greenspace & soccer fields, natural ravine areas, walking paths & proximity to 2 LRT stations, west side rec, shopping, restaurants and easy access to Downtown and the West Ring Road.