



**GRASSROOTS**  
REALTY GROUP

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**14 Christie Estate Terrace SW  
Calgary, Alberta**

**MLS # A2279065**



**\$1,350,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,746 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Smoking Home		

**Inclusions:** shelves on wall in lower bar area, pool table, vacu flow ( as is )

Prestigious Christie Estate home offering over 2,700 sq.ft. on 2 levels, plus fully finished W/O basement. Ravine backing lot with city views and massive landscaped backyard. Freshly painted and meticulously maintained. This impressive 3-bedroom, 4-bathroom residence includes cathedral ceilings, grand staircase, gourmet kitchen w/ granite, main floor office, laundry and mudroom. Upper level offers spacious primary retreat w/ 5-pc spa ensuite and additional bedrooms w/ Jack & Jill bath. Professionally developed W/O basement is an entertainer's dream w/ in-floor heat, rec & games areas, wet bar w/ dishwasher, fridge, wine storage, and steam shower. Located across from park, close to pathways, schools and amenities. Outside, the beautifully landscaped yard invites relaxation with a fire pit, built-in bench seating, and interlocking patio &mdash; perfect for hosting or unwinding while overlooking the ravine. An exceptional home where elegance, comfort, and location come together seamlessly.