



**7087 Christie Briar Manor SW
Calgary, Alberta**

MLS # A2298981

\$1,399,900



Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,053 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Truly a rare offering in the heart of Christie Estates! This extensively renovated home offers over 4,500 sq. ft. of beautifully developed living space, complete with a walkout basement and a prime location backing directly onto green space and soccer fields. Step inside to a stunning vaulted living room featuring a striking two-sided fireplace, rich hardwood flooring, and an abundance of natural light. The main floor also includes a spacious private office with custom built-ins, as well as a formal dining room—perfect for entertaining. The fully updated Denca kitchen is a chef’s dream, showcasing granite countertops, a Wolf gas range, custom hood fan, Sub-Zero built-in refrigerator, Miele wall oven and built-in Miele espresso machine. Just off the kitchen, the bright and inviting family room features skylights, large new windows, and additional built-in cabinetry. A convenient mudroom with laundry, a stylish powder room, and access to the oversized double attached garage complete the main level. Upstairs, you’ll find four generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a beautifully updated ensuite featuring a steam shower and jetted tub. A renovated full bathroom serves the additional bedrooms. The fully developed walkout basement is bright and expansive, offering a large recreation/family room, two additional bedrooms, a full bathroom, and a dedicated gym space—ideal for growing families or guests. Nicely landscaped backyard offers a large deck, plenty of grass for the kids and easy access to the playground and soccer field. This exceptional home has been meticulously updated over the years, including newer windows, roof, kitchen, bathrooms, furnace, and hot water tank, EV charger in garage & central AC—providing peace of mind and turnkey living. Amazing location backing onto green

space, steps to top-rated schools, the Westside Recreation Centre, and convenient transit options, this is a rare opportunity to own in one of Calgary's most sought-after communities. Homes like this seldom come to market—book your private showing today!