



**1408 Christie Knoll Green SW
Calgary, Alberta**

MLS # A2304041



\$1,349,900

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

LOCATION! LOCATION! … LIFESTYLE! Prime Luxury CHRISTIE ESTATES executive home on 3500sf of elegant living space with three developed levels, featuring FOUR bedrooms up, a fully developed (2015) WALK OUT basement with FIFTH bedroom on an IRRIGATED huge .21 ACRE mature landscaped FENCED CORNER LOT. As you enter the home, you will immediately appreciate the VAULTED ceiling and beautiful HARDWOOD floor. 2021 renovation includes: ---full renovation for the main and upper floor. - custom made kitchen including a built in China cabinet. - removal of popcorn ceiling and apply texture - lighting on the ceiling including the 3 bedrooms upstairs. - hardwood flooring for the main floor. - add the new railing on the stairs. - add a door on dining area to make it an office. - new carpet for the second floor - fully upgrade the bathrooms on the second floor. - add central filtration system on the main water line - walk in closet shelving - modernizing the fire place. The layout is inviting and bright with several areas for family and friends to gather. The warm and welcoming family room provides a generous amount of space to cuddle up in front of the FIREPLACE in winter. Spend your summer weekends parked on the back deck soaking up the sunshine, hosting BBQ's and enjoying drinks with. A stylish 3-piece BATHROOM with designer vanity and HEATED floor as well as the LAUNDRY round up this main level. Your friends will be envious of the massive MASTER SUITE featuring a separate sitting area (with a gorgeous ravine view), 5-piece ENSUITE and WALK IN CLOSET. There are a total of FOUR BEDROOMS on the upper level with a 4-piece main bath. The lower WALK OUT has everything you would need and want! A MEDIA room, large STORAGE/COLD room, a REC Room boasting a SECOND FIREPLACE and WET BAR

with WINE FRIDGE, 5TH BEDROOM and 3-piece BATHROOM with HEATED FLOOR complete this great space ready for that independent teenager or beloved in-laws! This home has been well cared. EXTERIOR work includes: 2011 – 50 year roof shingles; 2014 – Garage door, Walkout Patio, main floor Deck and Front Door. 2012 – 2015: New TRIPLE GLAZED windows. 2015 INTERIOR work includes: Full Basement development, carpet downstairs, two new furnaces, blinds. Water piping was changed from Poly-B to PEX in April 2015. Christie Estates is a gorgeous community on the WEST side of Calgary featuring unique brick and stucco facades, beautifully landscaped boulevards, tennis/pickle courts, soccer field, parkland/athletic areas as well as walking paths through RAVINES. One of Calgary’s finest established executive neighbourhoods that is only a stone’s throw away from the WESTSIDE REC CENTRE, FIVE SCHOOLS, Aspen Landing Shopping and two LRT stations with quick & easy access to downtown.