



**7007 Christie Briar Manor SW
Calgary, Alberta**

MLS # A2126895



\$999,900

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Shed

HUGE PRICE REDUCTION!!. Welcome to this beautiful renovated family home. This two-storey walkout boast breathtaking mountain views in the coveted community of Christie Park Estates . With over 2900 sqft of living space, including 4 beds and 4 baths, this home has undergone over \$150K in recent upgrades, ensuring both style and functionality meet your every need. As you step inside, you're greeted by a striking foyer featuring a grand curved staircase and vaulted ceiling, setting the tone for the elegance that awaits within. The main floor impresses with its formal living and dining areas, an open kitchen with movable island, quartz counter tops bathed in natural light, showcases stainless steel appliances, including a gas stove, open to the cozy family room with a gas fireplace, convenient powder room, and a large practical mudroom off of the garage. The main floor kitchen leads seamlessly to a south-facing deck and backyard, a perfect setting for outdoor entertaining. Upstairs, you will discover a tranquil Primary suite with an ensuite bath, featuring SMART LED mirror a jetted tub, glass shower, and a spacious walk-in closet and two additional bedrooms, a well-appointed bathroom, and even a laundry chute for added convenience. Located with easy access to 69 St, 17 Ave, and the future ring road, this home also offers quick access to the West LRT, various schools, Westside Rec, Aspen Shopping, and the majestic Rocky Mountains. This home is sure to leave a lasting impression with its many upgrades including new carpet and LVP, complete new kitchen, SMART Switches, locks, and Sensors, all Poly B has been replaced with PEX, whole house painted inside and out and much much more. Book your showing today and experience its charm for yourself!