



**7008 Christie Briar Manor SW
Calgary, Alberta**

MLS # A2143279



\$1,014,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Underground Sprinklers, Private, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

NEW PRICEWelcome to this beautiful two-storey executive home on a quiet crescent in desirable Christie Estates. This home on a large corner lot features over 3,300 sq. ft of development, vaulted ceilings, a formal living/dining room, five bedrooms (3+2), and 3.5 baths as well as a main-floor den with two closets, main-floor laundry, hardwood floors, skylights, a professionally developed basement and central air conditioning. The chef's kitchen has granite counter tops, a large peninsula, stainless steel appliances, a corner pantry, automatic dust-pan connected to the central vacuum system, plus a spacious gazebo-like eating nook. The kitchen opens to the sizeable family room with a brick, remote-controlled, natural gas fireplace to cosy up any time you want with built-in bookshelves. From the kitchen nook step out onto the amazing two-tiered deck with low maintenance Trex-decking and a glass-and-aluminum privacy wall — a perfect space for entertaining, grilling, enjoying your morning coffee, or afternoon refreshment. Never paint or stain your deck again! The backyard is a true oasis — a gardener's dream with flowers, herbs, trees and shrubs and an underground sprinkler system (front and back). The watering system can be operated remotely from your smartphone anywhere in the world & can remain functional even if the water inside the house is turned off, so go on vacation without worry! This backyard is private with just one next door neighbour & one side neighbour. Upstairs the primary bedroom can easily accommodate a king-sized bed. It has double closets & an ensuite bathroom with travertine tile & granite counters with double sinks and an over-sized jetted tub. There are two more bedrooms upstairs with a spa-like three-piece main bathroom with quartz counters and a walk-in shower. The professionally developed

basement has a second family / rec room with another fireplace, a fourth bedroom with a private ensuite bathroom and walk-in closet. The fifth bedroom is currently being used as an exercise room. A wine/storage room, plus a furnace/utility room means storage is never a problem. The house has Hunter Douglas blinds throughout the entire main floor, including remote-controlled Silhouette blinds in the living room/dining room. This home has been impeccably updated and maintained with a new high efficiency furnace (2022), Daikin air conditioner (2022), two hot water tanks (2019) & new wall-to-wall carpeting in the basement in December 2023. All Poly-B piping was removed (2023) & the stucco was painted last July. Enjoy all this area has to offer including a short stroll to the tennis courts, a playground, soccer fields, a baseball diamond and greenspace, natural ravine areas, walking paths and minutes to two LRT stations, Westside Rec Centre, shopping & restaurants and some of the best schools in Calgary.