



**143 Christie Knoll Heights SW
Calgary, Alberta**

MLS # A2177943



\$997,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,511 sq.ft.	Age:	1990 (34 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, French Door, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Fridge on the main floor, Stand-alone microwave		

Welcome to the exquisite Christie Estates, one of Calgary's most sought-after communities! Perfectly positioned near the LRT, downtown, and top-tier schools like Rundle College, Calgary Academy, Webber Academy, and Ernest Manning, this stunning home spans over 2,500 sq ft of luxurious living space. Step inside to be greeted by a grand living room with soaring vaulted ceilings and a warm family room featuring a cozy gas/wood-burning fireplace—ideal for creating memories with loved ones. The entire main floor is adorned with gleaming tropical hardwood floors, adding a touch of sophistication to every step. At the heart of the home lies a chef's dream kitchen, complete with sleek granite countertops, two slide-out Butler pantries, a water softener, and a garburator—perfect for both culinary enthusiasts and family gatherings. The formal dining room, conveniently located next to the kitchen, sets the stage for elegant dinners and celebrations. Upstairs, you'll find three generously sized bedrooms, all with fresh carpeting. The primary bedroom is a true retreat, featuring a spa-like ensuite with a Jacuzzi soaker tub—perfect for unwinding after a long day. An additional full bathroom upstairs ensures comfort and convenience for everyone. The fully developed basement is a versatile haven, offering a 4th bedroom, an additional 3-piece bathroom, and a massive recreation room—ideal for entertaining or relaxing. This home is loaded with thoughtful upgrades including a permanent metal roofing system with a lifetime warranty, California closets in all bedrooms and the main floor den (or 5th bedroom), two high-efficiency York furnaces, a reliable air conditioning system, and a central vacuum system. Outside, enjoy a large deck, an underground sprinkler system, and upgraded attic insulation for year-round comfort. With

West Hills Shopping Centre and all essential amenities just minutes away, this impeccably maintained home presents a rare opportunity to live in refined elegance and unmatched comfort in one of Calgary's most desirable neighborhoods. Don't miss out—book your private showing today!