



DON'T GAMBLE WITH YOUR HOME.
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**104 Christie Knoll Heights SW
 Calgary, Alberta**

MLS # A2167032



\$1,100,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Christie Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,305 sq.ft. | Age: | 1989 (35 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Private, Treed | | |

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Vinyl Plank

Sewer: -

Roof: Rubber

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Stucco

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Built-in Features, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE: SUNDAY NOVEMBER 3, 2024 (12-2PM) Welcome to your dream home in the prestigious Christie Park! This elegant 5-bedroom, 4 Full bathroom gem is perfect for anyone craving space, luxury, and a prime location. Nestled in a mature west-side neighborhood, this 2-storey beauty boasts a seamless blend of style and comfort. The main floor invites you with an open layout featuring a cozy living room with a gas fireplace, a formal dining room, a sunlit family room, and a spacious kitchen complimented by brand-new stainless steel appliances. A large office (6th bedroom), renovated 3pc bathroom with barn door, and mudroom complete the main level, all highlighted by stunning luxury vinyl plank flooring. Upstairs, retreat to the expansive primary suite with a walk-in closet and a spa-like ensuite, complete with a steam shower and in-floor heating. Three additional generously sized bedrooms, each with plenty of natural light and a beautifully updated 4-pc bathroom ensure ample space for everyone. The professionally developed basement offers a large recreation room with a gas fireplace, built-in shelving, a fifth bedroom, and a massive 3-pc bathroom, ideal for guests or extended family. Step outside to your private oasis—a newly landscaped, fenced backyard with mature trees, a composite deck covered by a pergola, new stunning interior and exterior lighting to enhance the beauty of every corner, a storage shed, and ample space for summer gatherings on your OVER 8,000 square foot lot. With recent updates including a brand-new furnace, hot water tank, LVP flooring, A/C unit, and a Rubber roof with a 50-year warranty, this home is move-in ready. Not to mention, there's NO Poly-B PIPING!! City proposed plans to increase height of wall barrier along 69th street in 2026. Christie Park offers unparalleled convenience with nearby

parks, schools, and quick access to shopping, the 69th Street LRT, Stoney Trail, and the mountains. Don't miss this rare opportunity to live in one of the most sought-after neighborhoods on the west side!