



THE
A-TEAM

**RE/MAX
FIRST**

148 CHRISTIE PARK View, Calgary T3H 2Z5

MLS®#: **A2124473**

Area: **Christie Park**

Listing Date: **04/22/24**

List Price: **\$1,095,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar: **6,404 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,666**
Low Sqft:
Ttl Sqft: **1,666**

DOM

27

Layout

Beds: **5 (2 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Private,Treed**
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Brick,Stucco**
Flooring: **Carpet,Hardwood,Slate,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 15`4"	Dining Room	Main	17`0" x 14`10"
Kitchen	Main	14`10" x 14`9"	Breakfast Nook	Main	14`10" x 9`6"
Bedroom - Primary	Main	16`4" x 14`3"	Walk-In Closet	Main	9`6" x 5`11"
Bedroom	Main	13`1" x 10`11"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Game Room	Basement	20`0" x 35`0"
Other	Basement	8`5" x 7`8"	Bedroom	Basement	16`7" x 10`7"
Bedroom	Basement	12`5" x 14`5"	Den	Basement	14`3" x 15`0"

Bedroom	Basement	16`0" x 9`5"	Storage	Basement	4`4" x 7`8"
Furnace/Utility Room	Basement	11`8" x 9`1"	4pc Bathroom	Basement	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-C1	
Legal Desc:	9110784	Remarks

Pub Rmks:	<p>Welcome to this beautiful 3406 square foot developed 5 bedroom walk-out bungalow in an ideal location in the prestigious community of Christie Park, boasting a brick exterior and offering a harmonious blend of classic elegance and modern amenities. Entering this delightful home, you are greeted by a spacious living and dining room providing a warm and inviting atmosphere with its vaulted ceiling - ideal for gatherings and entertaining. The thoughtful layout of this home leads you to the open kitchen and a generously sized second dining / nook area featuring a coffee bar with beverage fridge and showcases the cathedral ceiling and full height and width windows that bathe this area in natural light. The gourmet chef's kitchen is a culinary enthusiast's dream boasting an abundance of quality cabinetry, granite countertops, and high-quality stainless appliances. It's a space where every meal becomes a masterpiece. That's just the beginning. Step through the exterior door and you'll discover the pièce de résistance: a massive upper balcony complete with an oversized outdoor gas fireplace. This outdoor oasis is the perfect setting for enjoying Calgary's sunny days and cozy evenings with family and friends. On the main level, you'll find two great sized bedrooms, with the primary bedroom featuring a double door entry, a spacious walk-in closet and updated bathroom, ensuring your comfort and privacy. Additionally, an updated laundry room / mudroom on this floor leads to the oversized double garage, providing both convenience and functionality. Descend to the walk-out basement, where you'll find a wealth of space and possibilities. A huge rec room with a gas fireplace is ready to host game nights or movie marathons, and the adjacent media room is ideal for those seeking a private gym or home theatre. Need a dedicated workspace? There's an office that's soundproofed, perfect for a recording studio or for aspiring musicians. The basement also offers three additional spacious bedrooms, where one currently is used as an exceptional office - this floor plan ensures that there is room for everyone, as well as a spacious storage room to keep your belongings organized. Another 4-piece bathroom adds to the comfort and convenience of this level. This Christie Park bungalow is not just a home; it's a lifestyle. With its spacious living areas, outdoor retreat, and versatile basement, it's a place where you can truly live, work, and play. Don't miss your opportunity to call this exceptional residence yours. This location is moments away from major roadways, transit including the LRT, shopping, restaurants, recreation facilities, some of Calgary's top schools and loads of parks, playgrounds and pathways. Walkout bungalows in an exceptional location do not come available very often. Note: new 35 year asphalt shingle roof installed in Dec/2023.</p>
Inclusions:	Pool Table & Accessories, Shed
Property Listed By:	Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













