



THE
A-TEAM

**RE/MAX
FIRST**

102 CHRISTIE PARK View, Calgary T3H 2Y7

MLS® #: **A2130759** Area: **Christie Park** Listing Date: **05/14/24** List Price: **\$1,450,000**
 Status: **Pending** County: **Calgary** Change: **-\$45k, 21-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **5,844 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Rectangular Lot,See Remarks,Views**
 Park Feat: **Double Garage Attached,Oversized**

Finished Floor Area

Abv Sqft: **2,805**
 Low Sqft:
 Ttl Sqft: **2,805**

DOM

44
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Tile**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`3" x 12`3"	Pantry	Main	4`4" x 3`5"
Breakfast Nook	Main	11`0" x 9`0"	Living Room	Main	16`2" x 13`0"
Dining Room	Main	13`7" x 11`11"	Family Room	Main	16`6" x 12`6"
2pc Bathroom	Main	8`5" x 5`7"	Foyer	Main	8`7" x 8`3"
Bedroom	Main	12`5" x 9`0"	Office	Main	7`3" x 4`0"
Laundry	Main	7`7" x 5`10"	Bedroom - Primary	Second	16`3" x 14`7"

Walk-In Closet	Second	8`0" x 7`0"	6pc Ensuite bath	Second	16`11" x 14`1"
Bedroom	Second	13`5" x 12`8"	Bedroom	Second	13`9" x 10`3"
4pc Bathroom	Second	10`0" x 7`0"	Family Room	Lower	15`2" x 14`4"
Game Room	Lower	24`11" x 21`5"	Other	Lower	10`0" x 8`8"
Den	Lower	11`6" x 8`11"	Bedroom	Lower	11`11" x 10`11"
3pc Bathroom	Lower	10`1" x 5`11"	Furnace/Utility Room	Lower	11`0" x 10`0"
Storage	Lower	11`6" x 8`8"	Cold Room/Cellar	Lower	9`0" x 9`0"
Balcony	Main	17`0" x 4`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **9012061**

Remarks

Pub Rmks: **An incredible rare opportunity awaits with this exquisite residence, nestled in the sought-after enclave of Christie Park. Situated on a prestigious street backing onto green space, this home offers a breathtaking views of the Downtown City Skyline. Boasting over 2800 square feet above grade, this executive home exudes timeless design and impeccable craftsmanship. Upon entering, you'll be greeted by an inviting foyer that leads to sophisticated living spaces adorned with vaulted ceilings, spindle railings, and a curved staircase. The main floor features a formal vaulted living room, a gracious dining room, a well-appointed kitchen, a cozy breakfast nook, and a comfortable living room, perfect for relaxing evenings by the fireplace. Additionally, there's a versatile bedroom that could serve as an office, a powder room for guests, and a convenient laundry room with garage access. Ascend to the upper level where luxury meets tranquility in the spacious master bedroom suite. Step out onto the private sundeck and soak in the stunning city views. The ensuite bathroom offers a jetted tub, a separate walk-in shower, and a generous walk-in closet. Two more bedrooms and a four-piece bathroom complete the upper level. The fully developed walkout basement is an entertainer's dream, featuring a guest bedroom, a three-piece bathroom, a den/office, a games area, and a cozy media/family room with a gas fireplace. With ample storage space and in-floor heating, this lower level offers both comfort and functionality. Outside, meticulous landscaping provides a serene retreat for outdoor dining and entertaining on the maintenance-free sundecks. This home showcases pride of ownership and is meticulously maintained throughout. Notable features/updates include Poly-B replaced, 2 furnaces, Air Conditioning, updated Moen faucets, updated sinks/toilets, in floor heat in basement and composite decking/stairs. Located on one of the most desirable streets in Christie Park and Southwest Calgary, this residence offers close proximity to many top rated schools, shopping, tennis courts, train station and all other amenities. Families will appreciate the nearby Westside Recreation Centre and central location for children's activities. Don't miss this rare opportunity to embrace luxurious living with unparalleled views in one of Calgary's most coveted neighbourhoods. Click the media icon for the video and schedule your private showing today!**

Inclusions: **Alarm/Security system (No contract). Fridge (ice maker "as is") All furniture is negotiable**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

















