



THE
A-TEAM

**RE/MAX
FIRST**

99 CHRISTIE Point #9, Calgary T3H 3K8

MLS®#: **A2137104** Area: **Christie Park** Listing Date: **05/31/24** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **4,359 sqft**
 Lot Shape:
 Access:
 Lot Feat: **No Neighbours Behind,Views**
 Park Feat: **Aggregate,Double Garage Attached,Front Drive**

DOM

28
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Awning(s),Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`3"	4pc Ensuite bath	Main	11`9" x 12`5"
Dining Room	Main	12`0" x 10`9"	Kitchen	Main	10`4" x 11`2"
Laundry	Main	5`5" x 10`10"	Living Room	Main	15`0" x 22`5"
Bedroom - Primary	Main	13`10" x 13`11"	4pc Bathroom	Basement	6`7" x 8`7"
Bedroom	Basement	13`9" x 14`11"	Office	Basement	12`5" x 15`1"
Game Room	Basement	16`8" x 34`0"	Furnace/Utility Room	Basement	13`6" x 13`2"

Legal/Tax/Financial

Condo Fee:
\$443

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9512707**

Remarks

Pub Rmks: **Welcome to your darling retreat in Christie Pointe Estates - a haven designed for those embracing a downsized yet vibrant lifestyle. This lovely walk-out bungalow villa, meticulously maintained, boasts an open layout that eagerly awaits your personal touch. Explore the heart of the home, where the kitchen boasts stone countertops, a captivating backsplash, and pristine white cabinetry. Adjacent, the dining area seamlessly connects, perfect for hosting gatherings while culinary delights are prepared in the kitchen. Relax in the living room, complete with a cozy gas fireplace and balcony access, inviting you to bask in the sunlight. The main level hosts the primary bedroom, with an updated ensuite that offers a spacious walk-in shower and dual sinks, complemented by an adjacent walk-in closet. Descend to the walk-out basement where the recreational room boasts a fireplace and full-sized windows creating an alluring retreat. In addition to the family room, a generously sized bedroom awaits, offering space for guests or grandchildren accompanied by a well-appointed bathroom. An office/den could be used as an at home gym or another bedrooms for guests. Outside, the shade under the south facing deck offers respite during the stampede heat. Convenience is key in this home with a main level laundry room, and an attached double garage. This home offers the perfect sanctuary for empty nesters seeking bungalow style living and snow birds looking for a lock and leave lifestyle. Enjoy your days out on your private deck with beautiful views of the Rocky Mountains or take a walk on the nearby walking path to discover all Christie Park has to offer.**

Inclusions: **Awning, Wall Oven AS IS, Wood shelves and work bench in utility room, Metal Shelves in Utility Room (2) and Garage (4)**
Property Listed By: **RE/MAX House of Real Estate**

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







