



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7075 CHRISTIE BRIAR Manor, Calgary T3H 2H5**

MLS®#: **A2150892**      Area: **Christie Park**      Listing **07/19/24**      List Price: **\$1,425,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$50k, 20-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1990**      Abv Sqft: **3,073**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,115 sqft**      Ttl Sqft: **3,073**  
 Lot Shape:

DOM

**59**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Few Trees,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank,Wood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>21`9" x 13`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`7" x 11`5"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`6" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`0" x 11`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`0" x 14`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>12`0" x 10`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>36`8" x 13`10"</b>	<b>Office</b>	<b>Main</b>	<b>13`2" x 12`8"</b>
<b>Den</b>	<b>Basement</b>	<b>9`10" x 9`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>15`1" x 9`1"</b>
<b>Sauna</b>	<b>Basement</b>	<b>5`3" x 5`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>17`4" x 14`4"</b>
<b>Other</b>	<b>Basement</b>	<b>14`2" x 11`9"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>9`11" x 8`6"</b>

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`10" x 15`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>16`0" x 13`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`5" x 10`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>14`0" x 5`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 6`1"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 5`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`2" x 10`8"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **8911730**

Remarks

Pub Rmks: **Welcome to this family home nestled in the heart of Christie Park—a highly sought-after neighbourhood known for its charming exteriors and welcoming community atmosphere. This residence is an ideal haven for raising a family, offering ample space for every member to thrive. Boasting new features that are sure to impress, stepping inside immediately reveals the bright ambiance created by expansive windows and soaring double-height ceilings. To the right, a formal living area awaits, perfect for gatherings, while adjacent, the formal dining room sets the stage for family meals and celebratory occasions. The recently renovated kitchen is a chef's dream, featuring waterfall countertops on two islands, providing abundant space for preparing delicious meals. The second island serves as a convenient spot for children to enjoy breakfast before heading off to school, complemented by a cozy dining nook nearby. The spacious family room has a sleek media wall complete with built-in shelving and an electric fireplace, giving the space a modern flair. On this level, you'll find an office, laundry room, and powder room for added convenience. Upstairs, the large primary bedroom offers a tranquil retreat at day's end, featuring a cozy reading bench nestled under the window. The newly renovated ensuite boasts a dual vanity, walk-in shower, and a luxurious bathtub, complemented by access to a spacious walk-in closet. Both additional bedrooms on this floor include ensuite bathrooms and walk-in closets, ensuring privacy and comfort for every family member. The walk-out basement opens to a generous recreational area and wet bar, along with a bedroom, bathroom with a steam shower, sauna and a den—perfect for teenagers seeking their own space or overnight guests. Outside, the backyard invites summer family gatherings, while the upper deck off the main floor provides an ideal spot for al fresco drinks and relaxation.**

Inclusions: **AC Unit, Steam Shower Unit, Security Cameras, Video Doorbell, TV Wall Mount**  
 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**