



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 CHRISTIE KNOLL Heights, Calgary T3H 2S1**

MLS®#: **A2159161**      Area: **Christie Park**      Listing Date: **09/13/24**      List Price: **\$1,150,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **5,586 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,511**  
 Low Sqft:  
 Ttl Sqft: **2,511**

DOM

**6**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Level,Private,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Metal**  
 Heating: **Forced Air,Natural Gas,See Remarks**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Washer**  
 Int Feat: **Built-in Features,Central Vacuum,French Door,Natural Woodwork,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 6`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`9" x 15`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`0" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`7" x 15`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`3" x 12`2"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`3" x 15`4"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`0" x 8`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`4" x 11`9"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`2" x 8`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>15`6" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`1" x 12`3"</b>

4pc Bathroom  
Game Room  
3pc Bathroom

Upper  
Basement  
Basement

8`8" x 5`0"  
32`11" x 27`5"  
8`0" x 6`4"

Walk-In Closet  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

8`0" x 6`4"  
15`6" x 11`2"  
24`5" x 12`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8810784**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to the exquisite Christie Estates, one of Calgary's most sought-after communities! Perfectly positioned near the LRT, downtown, and top-tier schools like Rundle College, Calgary Academy, Webber Academy, and Ernest Manning, this stunning home spans over 2,500 sq ft of luxurious living space. Step inside to be greeted by a grand living room with soaring vaulted ceilings and a warm family room featuring a cozy gas/wood-burning fireplace—ideal for creating memories with loved ones. The entire main floor is adorned with gleaming tropical hardwood floors, adding a touch of sophistication to every step. At the heart of the home lies a chef's dream kitchen, complete with sleek granite countertops, two slide-out Butler pantries, a water softener, and a garburator—perfect for both culinary enthusiasts and family gatherings. The formal dining room, conveniently located next to the kitchen, sets the stage for elegant dinners and celebrations. Upstairs, you'll find three generously sized bedrooms, all with fresh carpeting. The primary bedroom is a true retreat, featuring a spa-like ensuite with a Jacuzzi soaker tub—perfect for unwinding after a long day. An additional full bathroom upstairs ensures comfort and convenience for everyone. The fully developed basement is a versatile haven, offering a 4th bedroom, an additional 3-piece bathroom, and a massive recreation room—ideal for entertaining or relaxing. This home is loaded with thoughtful upgrades, including Poly-B, a permanent metal roofing system with a lifetime warranty, California closets in all bedrooms and the main floor den (or 5th bedroom), two high-efficiency York furnaces, a reliable air conditioning system, and a central vacuum system. Outside, enjoy a large deck, an underground sprinkler system, and upgraded attic insulation for year-round comfort. With West Hills Shopping Centre and all essential amenities just minutes away, this impeccably maintained home presents a rare opportunity to live in refined elegance and unmatched comfort in one of Calgary's most desirable neighborhoods. Don't miss out—book your private showing today!**

Inclusions:  
Property Listed By:

**Fridge on the main floor, Stand alone Microwave,  
The Real Estate District**

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











