



THE
A-TEAM

**RE/MAX
FIRST**

99 CHRISTIE Point #34, Calgary T3H 3K8

MLS®#: **A2160813**

Area: **Christie Park**

Listing Date: **08/27/24**

List Price: **\$749,900**

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: **3,788 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Low Maintenance Landscape,Interior Lot,Landscaped,Street Lighting,Rectangular Lot Double Garage Attached

Finished Floor Area
Abv Sqft: **1,291**
Low Sqft:
Ttl Sqft: **1,291**

DOM

22
Layout
Beds: **2 (1 1)**
Baths: **2.5 (2 1)**
Style: **Side by Side,Villa**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 14`11"
Dining Room	Main	12`4" x 12`1"
Laundry	Main	10`10" x 5`2"
5pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	13`9" x 13`9"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	15`5" x 10`1"
Family Room	Basement	34`1" x 14`4"
Bedroom	Basement	13`9" x 12`7"

Legal/Tax/Financial

Condo Fee:
\$464

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9512707**

Remarks

Pub Rmks: **Absolutely immaculate walkout villa with mountain views in Christie Park! Bungalow living at its finest with everything you need on the main floor. This gorgeous original owner home has been meticulously cared for and features a unique layout that you won't find in other units in Christie Point Estates. Gorgeous oak hardwood flooring on the main, formal dining room, bright white renovated kitchen along the back side of the home with electric cooktop, built-in wall oven, quartz counter tops, subway tile backsplash, large open living room with vaulted ceiling, gas fireplace and huge south facing windows with mountain views. Main floor also includes an updated laundry room, powder room, attached double garage, huge primary bedroom with walk-in closet and renovated 5-piece ensuite with jetted tub and a sunny south facing balcony to enjoy the views! Fully finished walkout basement with a large family room, additional fireplace, second bedroom for your guests, a full bath, lots of storage and a workbench in the utility room. Incredible offering that doesn't come along often! This home has had all the poly-b plumbing professionally removed and replaced with pex and the house is absolutely spotless. Truly an amazing home that won't last long so call today for your private showing!**

Inclusions: **Shelving in garage, steel shelving in basement, BBQ**
Property Listed By: **Century 21 Bamber Realty LTD.**

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