



THE
A-TEAM

**RE/MAX
FIRST**

24 CHRISTIE PARK HILL, Calgary T3H 2E8

MLS®#: **A2165301** Area: **Christie Park** Listing Date: **09/13/24** List Price: **\$1,025,000**
 Status: **Active** County: **Calgary** Change: **-\$75k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **5,274 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,987**
 Low Sqft:
 Ttl Sqft: **1,987**

DOM

69
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,In Floor**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`3" x 12`11"	Breakfast Nook	Main	8`6" x 8`6"
Dining Room	Main	9`11" x 10`6"	Living Room	Main	13`6" x 17`6"
Office	Main	9`11" x 10`6"	Laundry	Main	5`7" x 8`5"
Bedroom - Primary	Upper	12`8" x 14`11"	Bedroom	Upper	9`6" x 13`3"
Bedroom	Upper	8`11" x 10`9"	Family Room	Lower	11`0" x 13`3"
Game Room	Lower	13`3" x 16`6"	Other	Lower	9`9" x 10`0"
Flex Space	Lower	7`7" x 11`4"	Exercise Room	Lower	7`8" x 13`0"

2pc Bathroom
4pc Ensuite bath

Main
Upper

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Upper
Lower

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8911385

Remarks

Pub Rmks: **Step into this exquisite home and be greeted by a captivating blend of elegance and charm. As you enter through the front door, a sense of beauty envelopes you, setting the tone for what lies ahead. The den and dining room offer a cozy and inviting ambiance, while the living room boasts a gas fireplace with built-in shelves and three skylights that bathe the space in natural light. The kitchen, a culinary haven, features ample cabinets, granite countertops, and stainless steel appliances, making meal preparation a delightful experience. Adjacent to the kitchen, the breakfast nook provides the perfect setting for family gatherings and casual dining. Step outside to the deck and be mesmerized by the breathtaking views of the gorgeous backyard and downtown skyline. Hardwood flooring graces most of the main floor, adding warmth and sophistication to the living spaces. A convenient half bath and laundry room on the main level add to the practicality of this home. Venture upstairs to discover three bedrooms, including a primary suite with a luxurious four-piece ensuite bathroom. An additional four-piece bath ensures comfort and convenience for family and guests alike. The fully developed walk-out basement is a haven for entertainers, featuring a stylish bar, family room, and a recreational space perfect for movie nights. Open the doors to the backyard and seamlessly blend indoor and outdoor living, creating a welcoming and vibrant atmosphere. A gym and flex space offer versatility and functionality for various lifestyle needs. This home has been thoughtfully updated with modern amenities and stylish enhancements, including new triple-pane windows, exterior stone accents, artificial grass, duradeck, garage epoxy flooring, Air-Conditioning, unique bathroom tiles from Africa, contemporary railings, and upgraded lighting fixtures, just to name of few. The meticulous attention to detail and quality craftsmanship are evident throughout. Experience the serenity and tranquility of the backyard oasis, a hidden gem waiting to be explored and appreciated. The location is perfect, easy access to main arteries, the LRT is a 5 minute walk away making it a breeze to get downtown, schools, shopping and restaurants abound. This home truly embodies a harmonious blend of luxury, comfort, and style, inviting you to create unforgettable moments and cherished memories within its walls.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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













