



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 CHRISTIE KNOLL Heights, Calgary T3H 2V2**

MLS®#: **A2167032**      Area: **Christie Park**      Listing Date: **09/19/24**      List Price: **\$1,200,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **8,083 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Landscaped,Private,Treed**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **2,305**  
 Low Sqft:  
 Ttl Sqft: **2,305**

DOM

**9**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Rubber**  
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard**  
 Construction: **Brick,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	13`11" x 11`7"
Kitchen	Main	9`3" x 11`9"	Office	Main	10`3" x 12`5"
Nook	Main	0`0" x 0`0"	Family Room	Main	15`10" x 12`0"
Living Room	Main	11`11" x 15`9"	3pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	12`1" x 11`1"
Bedroom	Upper	14`9" x 9`7"	Bedroom - Primary	Upper	13`10" x 14`3"
Bedroom	Upper	12`2" x 10`0"	3pc Bathroom	Basement	0`0" x 0`0"

Bedroom  
Game Room

Basement  
Basement

16`4" x 10`1"  
18`5" x 35`9"

Laundry

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8811253**

Remarks

Pub Rmks:

**Welcome to your dream home in the prestigious Christie Park! This elegant 5-bedroom, 4 Full bathroom gem is perfect for anyone craving space, luxury, and a prime location. Nestled in a mature west-side neighborhood, this 2-storey beauty boasts a seamless blend of style and comfort. The main floor invites you with an open layout featuring a cozy living room with a gas fireplace, a formal dining room, a sunlit family room, and a spacious kitchen complimented by brand-new stainless steel appliances. A large office (6th bedroom), renovated 3pc bathroom with barn door, and mudroom complete the main level, all highlighted by stunning luxury vinyl plank flooring. Upstairs, retreat to the expansive primary suite with a walk-in closet and a spa-like ensuite, complete with a steam shower and in-floor heating. Three additional generously sized bedrooms, each with plenty of natural light and a beautifully updated 4-pc bathroom ensure ample space for everyone. The professionally developed basement offers a large recreation room with a gas fireplace, built-in shelving, a fifth bedroom, and a massive 3-pc bathroom, ideal for guests or extended family. Step outside to your private oasis—a newly landscaped, fenced backyard with mature trees, a composite deck covered by a pergola, new stunning interior and exterior lighting to enhance the beauty of every corner, a storage shed, and ample space for summer gatherings on your OVER 8,000 square foot lot. With recent updates including a brand-new furnace, hot water tank, LVP flooring, A/C unit, and a Rubber roof with a 50-year warranty, this home is move-in ready. Not to mention, there's NO Poly-B PIPING!! Christie Park offers unparalleled convenience with nearby parks, schools, and quick access to shopping, the 69th Street LRT, Stoney Trail, and the mountains. Don't miss this rare opportunity to live in one of the most sought-after neighborhoods on the west side!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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





















