



THE
A-TEAM

**RE/MAX
FIRST**

65 CHRISTIE PARK View, Calgary T3H 2Y7

MLS®#: **A2183586**

Area: **Christie Park**

Listing Date: **12/19/24**

List Price: **\$778,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area

Abv Sqft: **2,027**

Low Sqft:

Ttl Sqft: **2,027**

Lot Information

Lot Sz Ar: **4,111 sqft**

Lot Shape:

DOM

2

Layout

Beds: **2 (2)**

Baths: **3.0 (2 2)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot,See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`11"
Family Room	Main	15`6" x 15`11"
Kitchen	Main	15`8" x 16`0"
Office	Main	8`1" x 12`0"
4pc Ensuite bath	Second	12`9" x 8`9"
Bedroom	Second	11`0" x 13`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`8" x 9`5"
Foyer	Main	4`4" x 8`0"
Living Room	Main	13`8" x 14`4"
4pc Bathroom	Second	7`6" x 5`0"
Bedroom - Primary	Second	23`4" x 15`11"
Loft	Second	9`4" x 15`1"

Walk-In Closet
Den
Storage

Second
Basement
Basement

7`6" x 6`7"
15`10" x 16`6"
15`9" x 5`8"

2pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

5`11" x 4`3"
29`11" x 15`1"
13`10" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9012061

Zoning:
R-CG

Remarks

Pub Rmks:

Seldom do homes come up for sale in this little pocket of the desirable neighborhood of Christie Park. This family home has been very well looked after over the years. It is located just blocks from amenities such as Sunterra grocery, coffee shops, medical establishments and conveniently located near city transit as well as schools, parks and walking/bike paths . Walking in the front door you will love the vaulted ceilings and openness of the family room and dining room. The kitchen, eating area as well as the living room are all located off the back of the home with views of the private backyard. Tucked out of the way is a private office with french doors. The second storey has a large primary bedroom with a huge walk-in closet and fully updated ensuite featuring infloor heating and separate shower/soaker tub. You will also find a second update 4 piece bathroom, a second bedroom, as well as a lofted bonus space that looks over the living room dining room area. This area could easily be transformed into a third bedroom or left as family flex space. It is believed that the basement was developed when the house was built by Cidex Homes. The windows are quite deep bringing in good light. There is a bathroom, laundry room/furnace room, extra storage room and a large rec room in the basement. The backyard is very private and it has been beautifully landscaped/hardscaped with rock, hardy bushes/ plants and a cedar deck. Book an appointment to see this home before Christmas

Inclusions:
Property Listed By:

N/A
CIR Realty

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









