

## 65 CHRISTIE PARK View, Calgary T3H 2Y7

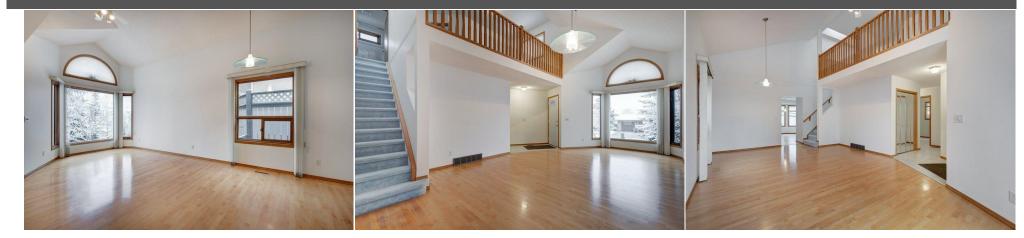
MLS®#:	A2183586	Area:	Christie Park	Listing Date:	12/19/24	l	List Price:	\$778,000			
Status:	Active	County:	Calgary	Change:	None	ļ	Associatior	Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:		Residential Detached Calgary 1991 4,111 sqft		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	2,027 2,027	DOM 2 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2 (2 ) 3.0 (2 2) 2 Storey Split 4 2
				Access: Lot Feat: Park Feat:		Back Yard,F Remarks Double Gara			tenance Landscape,La	-	- nting,Rectangular Lot,See

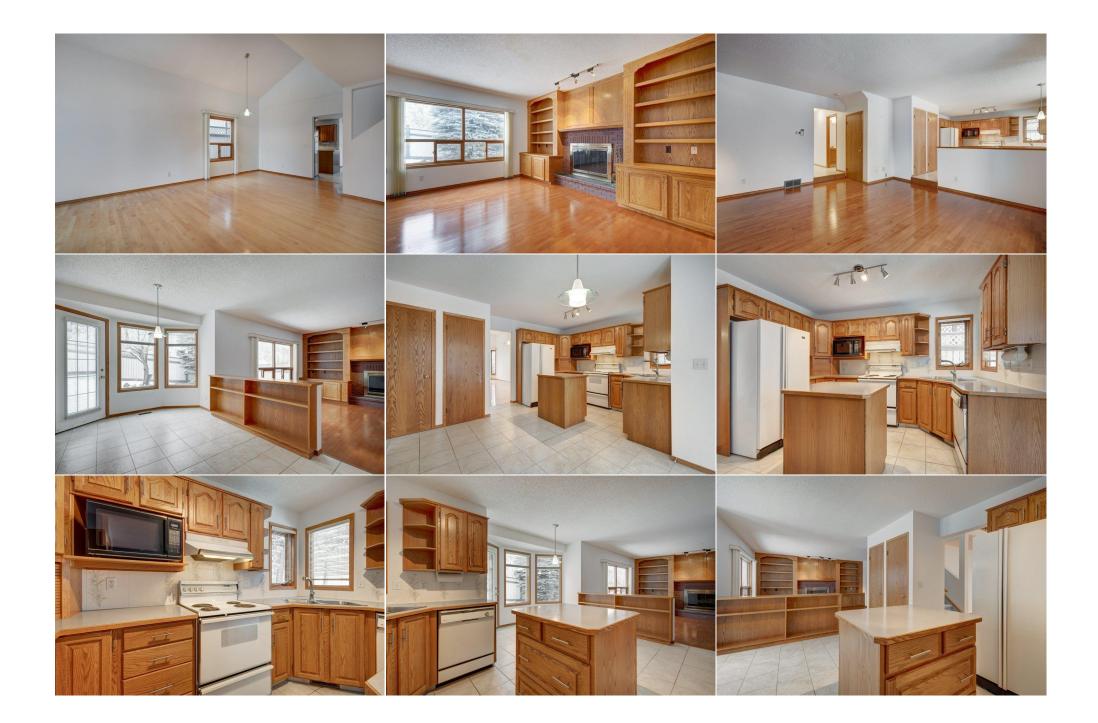
Utilities and Features

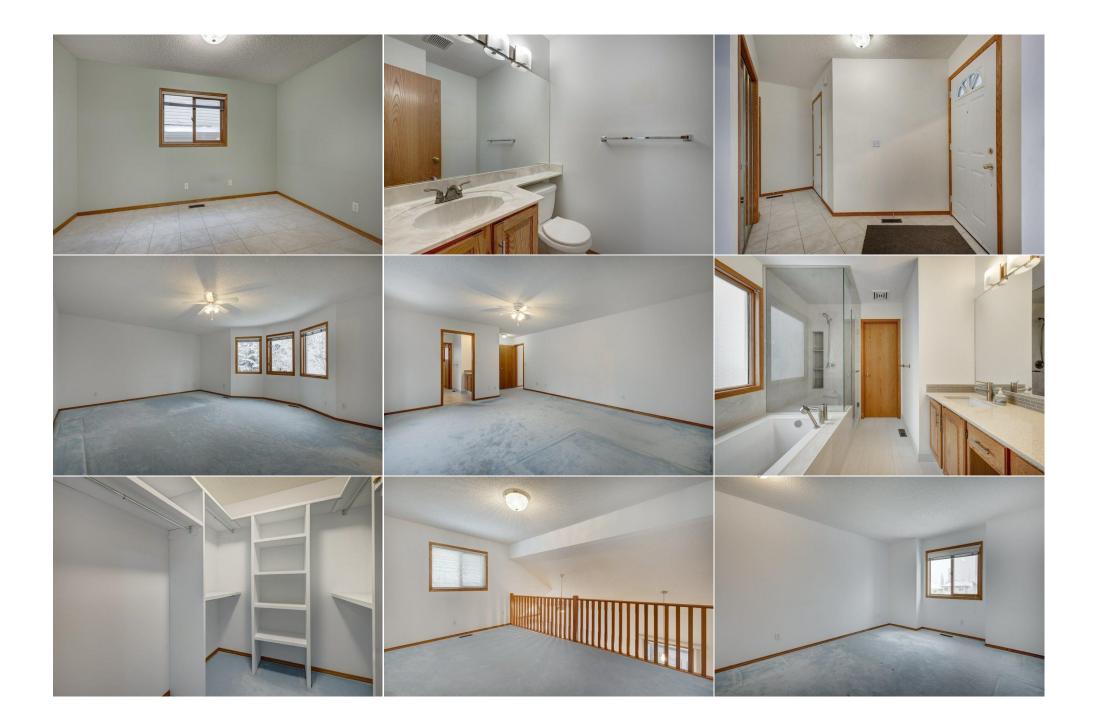
Roof: Asphalt Shingle			Construction:							
Heating: Forced Air				Brick,Stucco,Wood Frame						
Sewer:				Flooring:	Flooring:					
Ext Feat:	Private Yard, Sto	Private Yard,Storage			Carpet, Ceramic Tile, Hardwood, Linoleum					
				Water Source:						
				Fnd/Bsmt:						
				Poured Concrete	Poured Concrete					
Kitchen Appl:		Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings								
Int Feat: Bookcases,Built-in Features,Ceiling Fan(s),Central Vacu			um,Closet Organizers,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking							
Int Feat:		Bookcases, Built-in Fe	eatures,Ceiling Fan(s),Central Vacuu	ım,Closet Organizers,French Door,H	ligh Ceilings,Kitchen Island	,Natural Woodwork,No Smoking				
Int Feat:			eatures,Ceiling Fan(s),Central Vacuu torage,Vaulted Ceiling(s),Walk-In Cl	•	ligh Ceilings,Kitchen Island	,Natural Woodwork,No Smoking				
			· •	•	ligh Ceilings,Kitchen Island	,Natural Woodwork,No Smoking				
			· •	•	ligh Ceilings,Kitchen Island	,Natural Woodwork,No Smoking				
Utilities:			· •	oset(s)	ligh Ceilings,Kitchen Island	,Natural Woodwork,No Smoking Dimensions				
Utilities:	n	Home,Soaking Tub,S	torage,Vaulted Ceiling(s),Walk-In Cl	oset(s) Room Information						
Utilities: <u>Room</u> <b>2pc Bathroom</b>		Home,Soaking Tub,S	torage,Vaulted Ceiling(s),Walk-In Cl Dimensions	oset(s) Room Information <u>Room</u>	Level	Dimensions				
Int Feat: Utilities: <u>Room</u> 2pc Bathroom Family Room Kitchen		Home,Soaking Tub,S Level Main	torage,Vaulted Ceiling(s),Walk-In Cl <u>Dimensions</u> 5`0" x 5`11"	oset(s) Room Information Room Dining Room	<u>Level</u> Main	Dimensions 13`8" x 9`5"				
Utilities: <u>Room</u> 2pc Bathroom Family Room Kitchen		Home,Soaking Tub,S Level Main Main	torage,Vaulted Ceiling(s),Walk-In Cl <u>Dimensions</u> 5`0" x 5`11" 15`6" x 15`11"	oset(s) Room Information Room Dining Room Foyer	<u>Level</u> Main Main	Dimensions 13`8" x 9`5" 4`4" x 8`0"				
Utilities: <u>Room</u> 2pc Bathroom Family Room		Home,Soaking Tub,S Level Main Main Main	torage,Vaulted Ceiling(s),Walk-In Cl <u>Dimensions</u> 5`0" x 5`11" 15`6" x 15`11" 15`8" x 16`0"	oset(s) Room Information Room Dining Room Foyer Living Room	<u>Level</u> Main Main Main	Dimensions 13`8" x 9`5" 4`4" x 8`0" 13`8" x 14`4"				

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 Legal/Tax/Financial	Basement Basement Basement	5`11" x 4`3" 29`11" x 15`1" 13`10" x 13`9"
Title: <b>Fee Simple</b> Legal Desc:	9012061	Zoning: <b>R-CG</b>			
			Remarks		
Pub Rmks: Inclusions: Property Listed By:	years. It is located jus schools, parks and wa eating area as well as french doors. The sec separate shower/soak dining room area. This house was built by Cic large rec room in the	t blocks from amenities such as Su lking/bike paths . Walking in the f the living room are all located off ond storey has a large primary bec er tub. You will also find a second s area could easily be transformed lex Homes. The windows are quite	unterra grocery, coffee shops, medica ront door you will love the vaulted ce the back of the home with views of t droom with a huge walk-in closet and update 4 piece bathroom, a second b into a third bedroom or left as famil deep bringing in good light. There is rivate and it has been beautifully lan	al establishments and conv eilings and openness of the the private backyard. Tucke fully updated ensuite feat bedroom, as well as a lofted y flex space. It is believed t s a bathroom, laundry room	has been very well looked after over the eniently located near city transit as well as family room and dining room. The kitchen, ed out of the way is a private office with uring infloor heating and d bonus space that looks over the living room that the basement was developed when the h/furnace room, extra storage room and a rock, hardy bushes/ plants and a cedar deck.

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











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