



THE
A-TEAM

**RE/MAX
FIRST**

104 CHRISTIE KNOLL Heights, Calgary T3H 2V2

MLS®#: **A2190934**

Area: **Christie Park**

Listing Date: **02/05/25**

List Price: **\$1,049,999**

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:

Finished Floor Area

Abv Sqft: **2,314**
Low Sqft:
Ttl Sqft: **2,314**

DOM

17
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Treed**
Park Feat: **Aggregate,Double Garage Attached,Driveway**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer,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	4`11" x 9`4"	Breakfast Nook	Main	8`3" x 12`6"
Dining Room	Main	14`1" x 11`9"	Family Room	Main	12`0" x 16`0"
Kitchen	Main	9`4" x 11`11"	Living Room	Main	15`6" x 12`0"
Office	Main	10`5" x 12`6"	3pc Ensuite bath	Upper	13`11" x 9`4"
4pc Bathroom	Upper	4`11" x 11`0"	Bedroom	Upper	14`0" x 9`9"

Bedroom Upper 12`3" x 10`1"
Bedroom - Primary Upper 13`11" x 14`4"
3pc Ensuite bath Lower 8`5" x 10`2"
Den Lower 12`10" x 10`7"
Furnace/Utility Room Lower 22`10" x 14`10"

Bedroom Upper 12`3" x 11`2"
Walk-In Closet Upper 7`6" x 6`0"
Bedroom Lower 16`6" x 10`3"
Game Room Lower 18`6" x 25`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8811253**

Zoning:
R-CG

Remarks

Pub Rmks: **OPEN HOUSE - 2-4PM Sunday 16th FebWelcome to Your 5 BED, 4 BATH Family Home in Prestigious Christie Park! Where elegance meets comfort in a prime west-side location, this stunning home has been thoughtfully renovated over the years, ensuring it's move-in ready. As you step inside, you're welcomed by onsite hardwood in the formal living room, where a **cozy gas fireplace—formerly wood-burning—**sets the perfect ambiance for relaxed evenings. Adjacent is the beautiful formal dining room, ideal for hosting special dinners. In the busier areas of the home, durable luxury vinyl plank flooring flows seamlessly through the bright west-facing family room, filling the space with natural light. The spacious airy nook connects to the well-appointed kitchen, featuring brand-new stainless steel appliances—perfect for family gatherings. A large main-floor office offers an ideal workspace, while a beautifully renovated 3-piece bathroom with a stylish barn door and a functional mudroom add both character and convenience. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a spa-inspired ensuite featuring a steam shower and in-floor heating. Three additional generously sized bedrooms and a modernized 4-piece bathroom ensure plenty of space for the entire family. The professionally developed basement expands your living space, offering a large recreation room with a gas fireplace and built-in shelving, a fifth bedroom, and a spacious 3-piece bathroom, making it perfect for guests or extended family. Step outside into your private backyard oasis, where mature trees, a deck with a pergola, and beautifully landscaped spaces create the perfect setting for summer entertaining. The large yard, filled with lush greenery, provides ample room for kids to play and adults to unwind. An exposed aggregate pad and deck create inviting spaces to enjoy warm summer nights. This home comes fully upgraded with a brand-new furnace, hot water tank, A/C unit, and a rubber roof with a 50-year warranty—plus NO Poly B piping, offering complete peace of mind. Situated in one of West Calgary's most desirable communities, this home is within walking distance to Westside Rec Centre and the 69th Street C-Train and just minutes from Aspen Landing's boutique shops, restaurants, and cafés. Families will love the proximity to some of Calgary's top private and public schools, including Webber Academy, Rundle College, and Calgary Academy. This rare opportunity won't last long—book your private tour today!**

Inclusions: **N/A**
 Property Listed By: **Sotheby's International Realty Canada**

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













