



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7075 CHRISTIE BRIAR Manor, Calgary T3H 2H5**

MLS®#: **A2201185**

Area: **Christie Park**

Listing Date: **03/17/25**

List Price: **\$1,370,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **7,115 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,145**  
Low Sqft:  
Ttl Sqft: **3,145**

DOM

**32**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Many Trees,No Neighbours Behind**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Yard**

Construction: **Brick,Stucco**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Bar,Bookcases,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Sauna,Separate Entrance,Steam Room,Tankless Hot Water,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 11`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`5" x 10`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>16`5" x 9`3"</b>
<b>Office</b>	<b>Main</b>	<b>13`3" x 12`10"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>10`8" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`0" x 8`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>25`10" x 14`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 15`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 16`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>10`8" x 6`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`4" x 14`6"</b>

Bedroom  
Bedroom - Primary  
3pc Bathroom  
Bedroom  
Exercise Room

Second  
Second  
Basement  
Basement  
Basement

16`1" x 13`2"  
17`11" x 15`0"  
14`1" x 6`6"  
12`7" x 14`6"  
10`1" x 8`6"

Bedroom  
Walk-In Closet  
Other  
Den

Second  
Second  
Basement  
Basement

11`1" x 13`11"  
11`5" x 8`5"  
18`0" x 13`5"  
11`1" x 10`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8911730**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **UNICORN ALERT! Bathrooms AND Walk-in Closets in ALL THREE bedrooms upstairs. A walkout basement. And a backyard that opens directly onto a park and green space. This RARE find is perfect for multi-generational families, and it's in one of the best communities - Christie Park. Some homes have space. This one has presence. Fully renovated in 2021 and sitting on a quiet crescent, this home offers over 4,500 sq. ft. of elevated living. The backyard blends into the park behind it, turning your outdoor space into a private extension of nature. Step inside and feel the wow factor: a grand foyer, open staircase, and a sleek media wall with built-ins and an electric fireplace set the tone for modern luxury. Every inch has been thoughtfully updated—brand-new electrical, plumbing, windows, and over \$200K in renovations mean you get style and peace of mind. The custom kitchen is an entertainer's dream with two waterfall islands, designer finishes, and premium appliances—built for everything from quick breakfasts to wine-soaked dinner parties. A main floor laundry and powder room add practicality. Upstairs, three oversized bedrooms each come with their own ensuite and walk-in closet—yes, every single one. The primary suite takes it to another level: a spa-inspired ensuite, dual vanities, walk-in shower, and a massive 11x5 walk-in closet that feels more like a private boutique. The walkout basement is perfect for extended family or long-term guests. It features a separate entrance, kitchenette, open-concept living area, gym/games space, bedroom, den, and a spa-style bathroom with a steam shower and sauna. In-floor heating throughout keeps it cozy year-round. Outside, enjoy summer BBQs while the kids play in the park just steps away. The irrigation system keeps the yard lush, and the exposed aggregate driveway and oversized double garage handle all your parking and storage needs with ease. With top-rated schools (public, Catholic, and private), easy access to West Side Rec Centre, shopping, transit, and nature trails—this location checks every box. This isn't just a house. It's the unicorn you've been searching for. Book a showing Today!**

Inclusions: **4 Security Cameras, Video Doorbell, Shelf in bathroom of Bedroom 1, Irrigation system (currently disconnected), - Fast EV charging in garage**

Property Listed By: **Real Broker**

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





















