\$1,000,000 - 104 Christie Knoll Heights Sw, Calgary

MLS® #A2190934

\$1,000,000

5 Bedroom, 4.00 Bathroom, 2,315 sqft Residential on 0.19 Acres

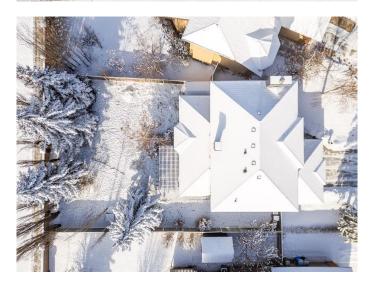
Christie Park, Calgary, Alberta

Welcome 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 fireplaceâ€"formerly wood-burningâ€"**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, Â 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 appliancesâ€"perfect for family gatherings. A large main-floor office offers an ideal workspace, while aA 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, aA 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 warrantyâ€"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 longâ€"book your private tour today!

Built in 1989

Essential Information

MLS® # A2190934 Price \$1,000,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 2,315

Acres 0.19

Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 104 Christie Knoll Heights Sw

Subdivision Christie Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 2V2

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Aggregate

of Garages 2

Interior

Interior Features Bookcases, Built-in Features, No Smoking Home, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings, Range

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Mantle, Basement, Brick Facing, Family Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Treed

Roof Rubber

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 5th, 2025

37

Days on Market

Zoning R-CG

Listing Details

Listing Office Sotheby's International Realty Canada

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