

# \$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 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!

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
Days on Market	37
Zoning	R-CG

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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