



**GRASSROOTS**

REALTY GROUP

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**7051 Christie Briar Manor SW  
Calgary, Alberta**

**MLS # A2307304**



**\$998,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows		
<b>Inclusions:</b>	Window coverings, Garage door openers/remote, Appliances listed		

OPEN HOUSE THIS SATURDAY MAY 9TH FROM 12:00PM TO 2:00PM! Welcome to this elegant walk-out bungalow in sought-after Christie Park, where a sun-drenched south-facing backyard floods the home with natural light from morning until evening. Soaring vaulted ceilings in the living room are beautifully accented by detailed crown moulding and expansive rich wood built-in features, setting a warm and timeless tone throughout the main floor. Oak hardwood flooring flows through the formal dining area and into a well-appointed kitchen outfitted with granite countertops, while a sunny breakfast nook offers the perfect spot for morning coffee while you take in Rocky Mountain Views. A dedicated mudroom and laundry area with front-loading washer and dryer provides direct access to the double attached garage, adding everyday convenience. The primary suite is a true sanctuary, featuring an abundance of space and a large walk-in closet. This primary suite boasts a bright five-piece ensuite with his and hers sinks, an oversized built-in tub, separate shower, and a private water closet—and a glimpse of the Rocky Mountains beyond. A second main floor bedroom and full bathroom complete this level, ideal for guests or a home office. The true magic of this bungalow reveals itself downstairs, where the fully finished walk-out basement opens directly to the landscaped backyard, blurring the line between indoor and outdoor living. This expansive lower level offers two additional bedrooms, a four-piece bathroom, and a generous games area anchored by a cozy gas fireplace with glass doors—perfect for family movie nights, entertaining, or multi-generational living. Pride of ownership shines through in the extensive list of recent capital upgrades, including two new high-efficiency furnaces, two new water heaters, complete Poly B piping replacement,

new microwave, updated bathroom fixtures, and new thermostats. A new awning was added one year ago, while concrete jacking and a new garage door were completed four years ago. Outside, the south-facing deck and patio provide all-day sunshine, while the beautifully landscaped, low-maintenance yard features a fenced backyard, fire pit, and garden beds, with no neighbours behind. Situated in one of Calgary's most desirable communities, this home is steps from parks, playgrounds, tennis courts, walking and biking paths, top-rated schools, and shopping. With central air conditioning, central vacuum, skylights, irrigation, and a humidifier, every detail has been thoughtfully considered. The large un-finished storage space allows you the opportunity to customize this home to your specific needs with enough space to create a home gym, additional bedrooms, a hobby room, and more! A rare opportunity to own a meticulously maintained walk-out bungalow with bright southern exposure, generous space, and major mechanical upgrades already complete.