



**156 Christie Park View SW
Calgary, Alberta**

MLS # A2309596



\$1,395,000

Division:	Christie Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,878 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: 2x Refrigerator, Alarm System, Video Monitoring System, Tire Rack

STUNNINGLY RENOVATED WALKOUT BUNGALOW offering 3,465 sq ft of beautifully developed space. The extensive renovation was completed in 2022, including new triple-pane windows throughout and a spectacular custom kitchen featuring full-height alder wood cabinetry, quartz countertops with integrated built-in table, farmhouse sink, Wolf 6-burner gas stove, and Wolf steam oven. All three bathrooms have also been beautifully renovated. Main floor showcases a dramatic open-concept design with 10-ft ceilings, refinished hardwood floors, all new interior doors and hardware, updated light fixtures, wood-burning fireplace with gas assist, freshly painted trim and built-ins, and a wall of windows overlooking the Trex deck spanning the full width of the home. There is also a formal dining room (or main-floor office) highlighted by a stunning Hubbardton Forge light fixture. The spacious primary retreat offers direct access to the deck, a massive walk-in closet, and a stylishly renovated ensuite complete with dual sinks, a deep soaker tub, and a large separate shower. Even the mudroom/laundry area has been thoughtfully redesigned with custom pull-out drying racks. Walkout basement features 9-ft ceilings, brand-new carpeting, and an expansive open layout with large-scale windows, two additional bedrooms, a beautifully renovated bathroom, wet bar, gas fireplace, and a dedicated fitness room with new LVP flooring. Extra-large garage easily accommodates two full-size vehicles. Mechanically, the home has a newer high-efficiency furnace, newer central A/C, and newer hot water tank, plus complete replacement of all Poly B piping. Even the backyard has been professionally enhanced with a retaining wall, creating a flat and more private outdoor space. There is also a 3-zone sprinkler system. Superb central West Hills location with quick access to 17th Avenue,

just 15 minutes to downtown and under 10 minutes to Stoney Trail. Walking distance to new shops, restaurants, and amenities at Christie Crossing, plus an even shorter walk to the pathway system leading into the ravine between Christie Park and Strathcona Park. Rarely does a bungalow of this calibre become available in the heart of Christie Park. Truly an exceptional opportunity in one of Calgary's most desirable westside communities.