



**6983 Christie Estate Boulevard SW
Calgary, Alberta**

MLS # A2324040



\$959,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,320 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Private		

Heating:	Fireplace(s), 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:	French Door, Granite Counters, Pantry		

Inclusions: N/A

Nestled on a beautifully landscaped lot surrounded by mature trees, this exceptional 3-bedroom estate home offers the perfect blend of everyday comfort, elegant entertaining, and functional family living in one of Calgary's most sought-after west-side communities. Christie Park is renowned for its established large estate properties, close proximity to top-rated designated public & private schools, outstanding access to amenities and ravine pathways. This timeless floor plan is thoughtfully designed to accommodate every stage of family life. The main level features inviting and generous sized living and dining spaces; seamless flow for casual gatherings and larger-scale event and holiday entertaining. The kitchen is finished with classic granite and rich wood cabinetry equipped with gas stove and ample storage with a built-in pantry just off the sunny breakfast nook. A tucked away 2-piece powder room is well-positioned off the grand foyer entrance for guest use. The separate side entrance from yard and access from double garage provides functional mudroom space with storage and convenience of main floor laundry. Upstairs, the spacious primary retreat serves as a private sanctuary, complete with a large walk-through closet leading to an oversized 5-piece ensuite bathroom designed for relaxation. A dedicated den/home office provides a bright executive workspace. Two additional bedrooms and a full main bathroom round out the upper floor. The unfinished basement presents a rare opportunity to create a personalized space tailored to your lifestyle—picture an oversized rec room, fitness & wellness area, plus additional bedrooms. Poly-b has been replaced, and a radon reduction system has been installed, all for additional peace of mind. Step outside and enjoy the tranquility of the mature south facing backyard, where towering trees create privacy, beauty,

and a true sense of established community living. This is more than a home—it's a lifestyle opportunity in prestigious Christie Park, where established elegance, family convenience, and community connection come together perfectly.