



GRASSROOTS
REALTY GROUP

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**105 Christie Knoll Heights SW
Calgary, Alberta**

MLS # A2332824



\$899,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Jetted Tub, No Smoking Home		

Inclusions: Window Coverings (All), Garage Opener, Garage Remote(s), Central Vacuum and attachments (As Is)

Homes like this don't come on the market every day. Don't miss your opportunity to live in prestigious Christie Park, one of Calgary's most desirable neighbourhoods known for its close proximity to top-rated schools and walkable access to an abundance of amenities and parks. This classic stucco & brick home is ideally located on a corner lot with tasteful landscaping. A formal living room at the front of the home feels grand and elegant with its soaring 2 story vaulted ceiling and large bay window. A flex room on the other side of the front door can be used as a formal dining room or office depending on your needs. At the back of the main floor you'll find a cozy family room with fireplace and built in bookshelves which is comfortable and welcoming with plenty of natural light. The kitchen flows seamlessly into the bright and sunny breakfast nook where large windows showcase the backyard greenery. Another large window provides light and lovely backyard views. A spacious 2 pc powder room and laundry room round out this main level. Upstairs there are 3 bedrooms including the primary with 4 pc ensuite with soaker tub and a walk-in closet with built-in shelving. The other 2 bedrooms share the main bath. The unspoiled basement provides you a blank slate to develop to suit your needs on your own timeline. Relax and enjoy the peace and tranquility of your East facing backyard from the beautiful deck conveniently located just off the kitchen and breakfast nook. You are going to love living in this exclusive community where you can walk to the Westside Rec Centre, C-Train station and Ernest Manning High School as well as boutique shops, restaurants and cafes at Sobey's Strathcona Square. Families will love the proximity to some of Calgary's top private and public schools, including Webber Academy, Rundle College and Calgary Academy.

You can also experience the beauty of nature right in the city, with Strathcona Ravine Park just a brief stroll away. The meandering paths shaded by trees create a serene atmosphere, making you feel far removed from the urban environment, even while being nestled among residential neighbourhoods. Come and take a tour of this beautiful home and community and find out why everyone loves it here.