



GRASSROOTS
REALTY GROUP

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**6991 Christie Briar Manor SW
Calgary, Alberta**

MLS # A2339282



\$1,099,900

Division:	Christie Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,960 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Washer, Dryer - Negotiable

This Stunning, Updated Custom 1,959 sq. ft. bungalow in the highly desirable Christie Estates offers exceptional indoor-outdoor living, four spacious bedrooms (2+2), and an oversized garage. This open plan home features a spacious foyer, formal dining room and new Luxury vinyl plank flooring. The Chefs Kitchen is finished with white cabinetry, quartz counter tops, new backsplash, a large island, stainless steel appliances including Frigidaire Professional Series French door Refrigerator & double ovens, a Bosch dishwasher, a corner pantry & a bright breakfast nook. A three-sided fireplace is open to both the kitchen and your sun filled Living room. The Primary Retreat offers a custom walk in closet, a luxurious 5 piece spa ensuite with steam shower (rain drop showerhead & body Jets), heated floors, a Toto toilet with heated bidet seat, double sinks and a free-standing soaker tub. The second bedroom, linen closet, 3 pce bathroom & laundry complete the main floor. The fully developed basement provides a spacious family room/home theatre area with fireplace, office, two additional bedrooms, a 4 pce bathroom, a storage / craft room & furnace area. Enjoy Outdoor living on your west facing deck or on the lower patio with privacy wall. Additional Upgrades: Two new Furnaces (20), Central Air conditioning (19), New Hot water tanks (19) & (23), soft water (21), Garage doors (21) , Shed, new light fixtures, scraped the popcorn ceilings (main floor), new flooring (Carpet (21), luxury vinyl plank (22), Majority of Poly-B removed, Windows in Living room / Primary bedroom & the roof were replaced in 2010. Enjoy all Christie park has to offer including Tennis courts, playground, greenspace & soccer fields, natural ravine areas, walking paths & proximity to 2 LRT stations, west side rec, shopping & restaurants.

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