



GRASSROOTS
REALTY GROUP

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62 Christie Estate Terrace SW
Calgary, Alberta

MLS # A2344152



\$1,995,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,722 sq.ft.	Age:	1994 (32 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gentle Slope		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Stone	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Ikea Pax System in Upper Floor Office		

Perched on a quiet street and backing onto a ravine framed by beautiful mature trees, this exceptional estate home in coveted Christie Estates delivers a rare blend of privacy, craftsmanship, and location — just minutes from downtown with excellent access to LRT, shopping, and top schools. Step through the large entry and be greeted by a dramatic spiral staircase that sets an elegant tone for the rest of the home. The main floor den, finished with custom woodwork and bookcases, makes an ideal work-from-home retreat, while the formal dining room, warmed by its own fireplace, is made for hosting. At the heart of the home, the gourmet kitchen impresses with custom cabinetry, a large island, a Wolf stove, Sub-Zero fridge/freezer, warming drawer, built-in computer cabinet, and a spacious walk-in pantry. It flows effortlessly into the main floor great room, anchored by a stone fireplace, custom cabinets, and generous seating — perfect for everyday living and entertaining alike. French doors lead to the deck off the kitchen eating area, complete with a gas BBQ hook up, where you can take in the ravine views. Upstairs, four spacious bedrooms include a true owner's retreat: a master suite complete with its own fireplace, a private sitting/TV room, a home gym with a private balcony, and a spa-inspired ensuite featuring a jacuzzi tub and heated floors. Two additional bedrooms below include a large bedroom with its own fireplace and ensuite — ideal for guests or extended family. The fully finished walkout basement is an entertainer's dream, featuring a brick fireplace, beautiful built-in cabinetry, a wet bar, a spacious gaming area, and a putting green complete with projector and screen for the ultimate golf simulator setup. Generous storage includes a separate gift-wrapping room, keeping the rest of the home clutter-free. Practical luxuries continue

with a triple car garage leading into a large mudroom and laundry room with built-in lockers, plus Sonos sound wired throughout the entire home. Outside, unwind by the fire pit or enjoy the private sport court, all set against a stunning natural backdrop of mature trees and ravine. This is refined, move-in-ready living in one of the city's most desirable communities — book your private showing today.