



# 7008 Christie Briar Manor Calgary Alberta

\$1,039,900

Welcome to this beautiful two-storey executive home on a quiet crescent in desirable Christie Estates. This home on a large corner lot features over 3,300 sq. ft of development, vaulted ceilings, a formal living/dining room, five bedrooms (3+2), and 3.5 baths as well as a main-floor den with two closets, main-floor laundry, hardwood floors, skylights, a professionally developed basement and central air conditioning. The chef's kitchen has granite counter tops, a large peninsula, stainless steel appliances, a corner pantry, automatic dust-pan connected to the central vacuum system, plus a spacious gazebo-like eating nook. The kitchen opens to the sizeable family room with a brick, remote-controlled, natural gas fireplace to cosy up any time you want with built-in bookshelves. From the kitchen nook step out onto the amazing two-tiered deck with low maintenance Trex-decking and a glass-and-aluminum privacy wall -- a perfect space for entertaining, grilling, enjoying your morning coffee, or afternoon refreshment. Never paint or stain your deck again! The backyard is a true oasis -- a gardener's dream with flowers, herbs, trees and shrubs and an underground sprinkler system (front and back). The watering system can be operated remotely from your smartphone anywhere in the world & can remain functional even if the water inside the house is turned off, so go on vacation without worry! This backyard is private with just one next door neighbour & one side neighbour. Upstairs the primary bedroom can easily accommodate a king-sized bed. It has double closets & an ensuite bathroom with travertine tile & granite counters with double sinks and an over-sized jetted tub. There are two more bedrooms upstairs with a spa-like three-piece main bathroom with quartz counters and a walk-in shower. The professionally developed basement has a second family / rec room with another firep...

Primary Bedroom 18.83 Ft x 13.08 Ft

Bedroom 11.83 Ft x 9.17 Ft

Bedroom 13.00 Ft x 9.50 Ft

5pc Bathroom 8.25 Ft x 7.83 Ft

3pc Bathroom 8.92 Ft x 5.00 Ft

Recreational, Games room 23.58 Ft x 15.75 Ft

3pc Bathroom 8.25 Ft x 4.50 Ft

Living room 13.75 Ft x 11.33 Ft

Dining room 14.67 Ft x 9.00 Ft

Kitchen 16.58 Ft x 11.83 Ft

Breakfast 9.50 Ft x 8.00 Ft

Family room 19.00 Ft x 12.50 Ft

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**Mirror**

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Bedroom 14.92 Ft x 13.33 Ft  
Bedroom 11.50 Ft x 9.83 Ft  
Storage 8.42 Ft x 5.33 Ft  
Furnace 18.50 Ft x 11.25 Ft

Den 9.58 Ft x 9.00 Ft  
Laundry room 9.17 Ft x 8.75 Ft  
2pc Bathroom 8.75 Ft x 3.42 Ft