



## 6971 Christie Estate Boulevard Calgary Alberta

\$1,040,000

Location, location, location!! One of the most desirable areas in the SW. Fantastic Christie Park Estates! Do not miss viewing this immaculate, stunning custom home that features tremendous upgrades and extra features. Outstanding street appeal with brick and stucco exterior. Welcome to a grand entrance with a huge foyer, high ceilings, open to below with glass block, marble floors, and chandelier. Private office or sitting area to the right of the foyer as you walk in. Floors on the main level are done in teak wood, marble and ceramic tile. Spacious separate dining room/ office on the second room to the right of the foyer. Large living room area to the back of the home for more entertaining. Kitchen is open to the nook, and great room area. Kitchen features white cabinets, stainless steel appliances, a large working island with an eating bar, granite countertops, and a built-in pantry. Nook has plenty of room for a good sized table with a door to a south-facing back deck with gas outlet for BBQ ing. Great room features a gas fireplace and ample room for a couch and chairs. Half bath on main as well as laundry facilities that feature a sink and extra cabinets for storage. The mud room/laundry room has a door to the attached double garage. Upstairs also complete in the teak wood floors and travertine tile in master. Huge master bedroom with double doors that command attention. Master also features walk-in closet and a 5 piece ensuite with custom shower, stand-alone tub and double sinks. This has been renovated in the last 10 years. Another two spacious bedrooms up with plenty of closet space and a 4 piece jack and jill bathroom in between both the bedrooms. Open to below gives a feeling of space and makes it very bright and airy. WALKOUT basement is amazing with a huge rec room, roughed-in plumbing for a bar, another bedroom and a 3 piece bath that has just been re...

4pc Bathroom 4.92 Ft x 10.67 Ft

Other 3.58 Ft x 4.42 Ft

Bedroom 12.33 Ft x 14.17 Ft

Recreational, Games room 24.42 Ft x 14.25 Ft

Family room 9.58 Ft x 8.50 Ft

Other 6.75 Ft x 11.33 Ft

Dining room 12.00 Ft x 14.17 Ft

Kitchen 15.25 Ft x 10.42 Ft

Other Measurements not available

Family room 11.92 Ft x 19.00 Ft

Bedroom 11.83 Ft x 12.58 Ft

4pc Bathroom 11.92 Ft x 7.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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2pc Bathroom 4.92 Ft x 5.83 Ft  
Laundry room 6.50 Ft x 9.25 Ft  
Living room 11.83 Ft x 18.33 Ft  
Office 10.00 Ft x 10.67 Ft

Bedroom 11.83 Ft x 13.00 Ft  
Primary Bedroom 20.58 Ft x 14.33 Ft  
Other 6.33 Ft x 14.33 Ft