



## 99 Christie Point Calgary Alberta

\$790,000

OPEN HOUSE - Sunday January 7th 11-1pm - Location. Location. Location. One of the best villas at Christie Point and the very first time it is being offered for sale! This immaculate two-bedroom 2348 sq.ft. walkout bungalow villa is truly a rare find and a perfect fit for those who appreciate space, privacy and security. Situated in a very quiet and private location, this is your chance to move into a fabulous villa and achieve the lock-and-go lifestyle you have been waiting for. From the moment you arrive you will instantly appreciate the large and spacious covered front entrance. Upon entering you will be captivated by the incredibly bright and open floorplan on the main level that offers a sense of spaciousness making it perfect for those who love to entertain family and friends. Just off the main entrance is a perfectly located office/den that features a large window allowing for tons of natural light. The bright and cheery kitchen open to the dining and living room features gorgeous hardwood floors, classic white cabinets, plenty of storage, great counter space, cooktop, built-in wall oven and microwave, a large window over the sink, and an eating bar for added convenience as you preparing meals. The large open concept living/dining area that overlooks the beautiful backyard offers vaulted ceilings, a huge picture window, a gorgeous cozy gas fireplace and a patio door that leads to a huge private balcony that is perfect for those who love to BBQ and spend time outdoors. Overlooking the private backyard is the huge primary bedroom with a walk-in closet and a spa inspired ensuite complete with a soaker tub, walk-in shower, and double sinks. The main floor is complete with a laundry room equipped with a sink and additional storage, a powder room and coat closet. The fully finished walkout basement features large windows that allows for tons of natural light ...

4pc Bathroom 6.58 Ft x 8.67 Ft

Bedroom 13.83 Ft x 14.83 Ft

Recreational, Games room 21.58 Ft x 35.00 Ft

Furnace 28.50 Ft x 16.83 Ft

2pc Bathroom 5.25 Ft x 5.33 Ft

5pc Bathroom 11.25 Ft x 12.42 Ft

Dining room 14.92 Ft x 8.58 Ft

Kitchen 17.58 Ft x 17.17 Ft

Laundry room 5.25 Ft x 10.83 Ft

Living room 14.92 Ft x 13.33 Ft

Office 12.08 Ft x 10.75 Ft

Primary Bedroom 13.83 Ft x 13.83 Ft

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

Listing Presented By:



Originally Listed by:  
REAL ESTATE PROFESSIONALS  
INC.

<http://bloomgroup.ca/>

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net