



# 148 Christie Park View Calgary Alberta

\$1,195,000

Welcome to this beautiful 3406 square foot developed 5 bedroom walk-out bungalow in an ideal location in the prestigious community of Christie Park, boasting a brick exterior and offering a harmonious blend of classic elegance and modern amenities. Entering this delightful home, you are greeted by a spacious living and dining room providing a warm and inviting atmosphere with its vaulted ceiling - ideal for gatherings and entertaining. The thoughtful layout of this home leads you to the open kitchen and a generously sized second dining / nook area featuring a coffee bar with beverage fridge and showcases the cathedral ceiling and full height and width windows that bathe this area in natural light. The gourmet chef's kitchen is a culinary enthusiast's dream boasting an abundance of quality cabinetry, granite countertops, and high-quality stainless appliances. It's a space where every meal becomes a masterpiece. That's just the beginning. Step through the exterior door and you'll discover the piece de resistance: a massive upper balcony complete with an oversized outdoor gas fireplace. This outdoor oasis is the perfect setting for enjoying Calgary's sunny days and cozy evenings with family and friends. On the main level, you'll find two great sized bedrooms, with the primary bedroom featuring a double door entry, a spacious walk-in closet and updated bathroom, ensuring your comfort and privacy. Additionally, an updated laundry room / mudroom on this floor leads to the oversized double garage, providing both convenience and functionality. Descend to the walk-out basement, where you'll find a wealth of space and possibilities. A huge rec room with a gas fireplace is ready to host game nights or movie marathons, and the adjacent media room is ideal for those seeking a private gym or home theatre. Need a dedicated workspace? There's an office that's soundproofed, perfect...

Recreational, Games room 20.00 Ft x 35.00 Ft  
 Other 8.42 Ft x 7.67 Ft  
 Bedroom 16.58 Ft x 10.58 Ft  
 Bedroom 12.42 Ft x 14.42 Ft  
 Den 14.25 Ft x 15.00 Ft  
 Bedroom 16.00 Ft x 9.42 Ft

Living room 11.42 Ft x 15.33 Ft  
 Dining room 17.00 Ft x 14.83 Ft  
 Kitchen 14.83 Ft x 14.75 Ft  
 Breakfast 14.83 Ft x 9.50 Ft  
 Primary Bedroom 16.33 Ft x 14.25 Ft  
 Other 9.50 Ft x 5.92 Ft

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

Listing Presented By:



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Storage 4.33 Ft x 7.67 Ft

Furnace 11.67 Ft x 9.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 13.08 Ft x 10.92 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft