



# 7075 Christie Briar Manor Calgary Alberta

\$1,475,000

Welcome to this family home nestled in the heart of Christie Park--a highly sought-after neighbourhood known for its charming exteriors and welcoming community atmosphere. This residence is an ideal haven for raising a family, offering ample space for every member to thrive. Boasting new features that are sure to impress, stepping inside immediately reveals the bright ambiance created by expansive windows and soaring double-height ceilings. To the right, a formal living area awaits, perfect for gatherings, while adjacent, the formal dining room sets the stage for family meals and celebratory occasions. The recently renovated kitchen is a chef's dream, featuring waterfall countertops on two islands, providing abundant space for preparing delicious meals. The second island serves as a convenient spot for children to enjoy breakfast before heading off to school, complemented by a cozy dining nook nearby. The spacious family room has a sleek media wall complete with built-in shelving and an electric fireplace, giving the space a modern flair. On this level, you'll find an office, laundry room, and powder room for added convenience. Upstairs, the large primary bedroom offers a tranquil retreat at day's end, featuring a cozy reading bench nestled under the window. The newly renovated ensuite boasts a dual vanity, walk-in shower, and a luxurious bathtub, complemented by access to a spacious walk-in closet. Both additional bedrooms on this floor include ensuite bathrooms and walk-in closets, ensuring privacy and comfort for every family member. The walk-out basement opens to a generous recreational area and wet bar, along with a bedroom, bathroom with a steam shower, sauna and a den--perfect for teenagers seeking their own space or overnight guests. Outside, the backyard invites summer family gatherings, while the upper deck off the main floor provides an ideal spot for a...

Recreational, Games room 36.67 Ft x 13.83 Ft  
 Den 9.83 Ft x 9.25 Ft  
 Sauna 5.25 Ft x 5.00 Ft  
 Furnace 17.33 Ft x 14.33 Ft  
 Other 14.17 Ft x 11.75 Ft  
 Other 9.92 Ft x 8.50 Ft

Breakfast 10.50 Ft x 9.92 Ft  
 Living room 17.00 Ft x 11.83 Ft  
 Family room 15.00 Ft x 14.00 Ft  
 Foyer 12.00 Ft x 10.33 Ft  
 Office 13.17 Ft x 12.67 Ft  
 Laundry room 15.08 Ft x 9.08 Ft

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Listing Presented By:



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Bedroom 14.42 Ft x 10.58 Ft

4pc Bathroom 14.00 Ft x 5.00 Ft

Kitchen 21.75 Ft x 13.75 Ft

Dining room 14.58 Ft x 11.42 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Primary Bedroom 17.83 Ft x 15.00 Ft

Bedroom 14.00 Ft x 11.00 Ft