



REALTOR®



# 7075 Christie Briar Manor Calgary Alberta

\$1,425,000

Some homes have space. This one has presence. Sitting on a quiet crescent in Christie Estates, this fully renovated (2021) walkout home backs onto green space and a playground, making the backyard feel like an extension of nature. With over 4,500 sq. ft. of living space, it's designed for families who love to spread out, entertain, and enjoy the finer things in life. But this home isn't just big—it's thoughtfully designed to feel warm, inviting, and functional for every stage of life. Step inside, and the grand foyer and open staircase instantly make an impression. The sleek media wall with built-in shelving and an electric fireplace creates a stylish focal point in the main living area, setting the tone for modern comfort and luxury. The laundry room and powder room on the main floor add practicality, while the newer custom kitchen is an entertainer's dream. With two waterfall islands, stunning finishes, and high-end appliances, it's built for everything from quick breakfasts before school to hosting unforgettable gatherings. The entire home has been updated inside and out, with brand-new electrical, plumbing, windows, and a \$200K+ renovation ensuring every detail is dialed in. Upstairs, three oversized bedrooms each have walk-in closets and private ensuites. But the primary suite is next-level. The spa-inspired ensuite features a dual vanity and walk-in shower, leading into a dream-worthy 11x5 walk-in closet. Thoughtfully designed with floor-to-ceiling shelving, space for every handbag, shoe, and outfit, it's more than just storage—it's a personal boutique that makes getting ready an experience. But the space doesn't stop there. The walkout basement is the ultimate setup for multi-generational living. A separate entrance, kitchenette, open-concept living space, & gym/games area make it a home of its own. An additional bedroom and den provide the perfect setup for ...

3pc Bathroom 10.67 Ft x 6.08 Ft  
 3pc Bathroom 10.67 Ft x 4.92 Ft  
 5pc Bathroom 14.33 Ft x 14.50 Ft  
 Bedroom 16.08 Ft x 13.17 Ft  
 Bedroom 11.08 Ft x 13.92 Ft  
 Primary Bedroom 17.92 Ft x 15.00 Ft

Den 11.08 Ft x 10.00 Ft  
 Exercise room 10.08 Ft x 8.50 Ft  
 2pc Bathroom 5.08 Ft x 5.33 Ft  
 Breakfast 10.00 Ft x 8.42 Ft  
 Dining room 14.75 Ft x 11.50 Ft  
 Family room 25.83 Ft x 14.08 Ft

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Other 11.42 Ft x 8.42 Ft

3pc Bathroom 14.08 Ft x 6.50 Ft

Other 18.00 Ft x 13.42 Ft

Bedroom 12.58 Ft x 14.50 Ft

Foyer 8.42 Ft x 10.33 Ft

Kitchen 12.00 Ft x 15.25 Ft

Laundry room 16.42 Ft x 9.25 Ft