

OPEN HOUSE

REALTOR®

Saturday, Oct 17, 1-2pm



5616 14 Avenue Calgary Alberta

\$749,000

OPEN HOUSE SATURDAY, Oct 17, 1-2 PM Perched in the sought-after community of Christie Park, this END UNIT walkout townhome offers 3,639 sq ft of total developed living space (1,736 sq ft above grade plus a 1,903 sq ft finished walkout level), with city skyline views and a location minutes to downtown. Backing onto green space and a walking path, the home offers privacy and a connection to nature on Calgary's westside. In-floor radiant heating warms the entire home and the heated double attached garage with epoxy flooring, keeping every level comfortable through the winter. The bright, open main level features a two-storey living room with a gas fireplace, vaulted ceilings, luxury vinyl plank flooring and expansive windows that fill the home with natural light. The dining area has a view of its own and opens onto a private deck, ideal for barbecuing. The kitchen offers granite countertops, stainless steel appliances, a corner pantry and ample cabinetry, ideal for entertaining. The main level also includes a powder room, a laundry room, and direct access to the private heated garage. Upstairs, the primary retreat has vaulted ceilings, air conditioning, a walk-in closet, a 5 pc ensuite and a beautiful downtown view. The second bedroom also has vaulted ceilings, its own ensuite, a walk-in closet and a built-in Murphy bed. From the upper level you overlook the main floor living room. The finished walkout level has a full theatre/media room with projector screen, a home office/den, a bedroom with walk-in closet, a full bathroom, a second bedroom, a wet bar and a built-in wine cellar. The family room walks out to the yard and is surrounded by windows. The walkout level has its own private exterior entrance and was previously used as an art gallery. The bright, spacious room suits a studio, gallery or home office. Close to Aspen Landing, West Market Square, Signal Hill Centre, t...

Bedroom 17.42 Ft x 12.92 Ft

Bedroom 14.75 Ft x 16.25 Ft

3pc Bathroom 12.25 Ft x 4.92 Ft

Den 11.83 Ft x 6.92 Ft

Media 19.50 Ft x 23.33 Ft

Wine Cellar 7.33 Ft x 6.92 Ft

Dining room 16.83 Ft x 13.00 Ft

Kitchen 8.42 Ft x 13.83 Ft

Pantry 4.17 Ft x 3.50 Ft

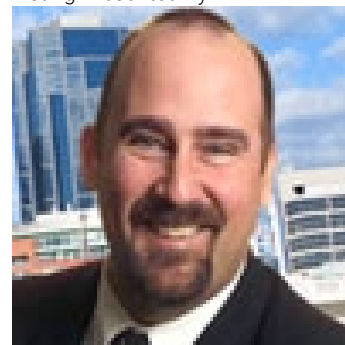
2pc Bathroom 6.92 Ft x 3.25 Ft

Laundry room 4.83 Ft x 6.58 Ft

Primary Bedroom 14.92 Ft x 12.50 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Other10.00 Ft x 7.92 Ft

Recreational, Games room19.42 Ft x 14.33 Ft

Storage12.92 Ft x 6.50 Ft

Living room21.83 Ft x 16.75 Ft

5pc Bathroom13.75 Ft x 7.17 Ft

Bedroom12.00 Ft x 11.75 Ft

4pc Bathroom8.17 Ft x 5.33 Ft