

6991 Christie Briar Manor Calgary Alberta

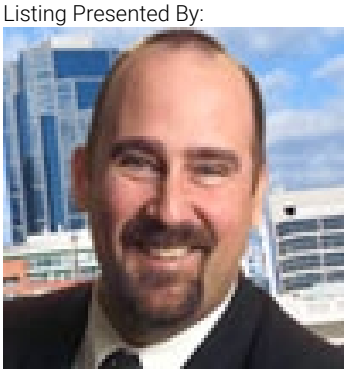
$1,099,900

This Stunning, Updated Custom 1,959 sq. ft. bungalow in the highly desirable Christie Estates offers exceptional indoor-outdoor living, four spacious bedrooms (2+2), and an oversized garage. This open plan home features a spacious foyer, formal dining room and new Luxury vinyl plank flooring. The Chefs Kitchen is finished with white cabinetry, quartz counter tops, new backsplash, a large island, stainless steel appliances including Frigidaire Professional Series French door Refrigerator & double ovens, a Bosch dishwasher, a corner pantry & a bright breakfast nook. A three-sided fireplace is open to both the kitchen and your sun filled Living room. The Primary Retreat offers a custom walk in closet, a luxurious 5 piece spa ensuite with steam shower (rain drop showerhead & body Jets), heated floors, a Toto toilet with heated bidet seat, double sinks and a free-standing soaker tub. The second bedroom, linen closet, 3 pce bathroom & laundry complete the main floor. The fully developed basement provides a spacious family room/home theatre area with fireplace, office, two additional bedrooms, a 4 pce bathroom, a storage / craft room & furnace area. Enjoy Outdoor living on your west facing deck or on the lower patio with privacy wall. Additional Upgrades: Two new Furnaces (20), Central Air conditioning (19), New Hot water tanks (19) & (23), soft water (21), Garage doors (21) , Shed, new light fixtures, scraped the popcorn ceilings (main floor), new flooring (Carpet (21), luxury vinyl plank (22), Majority of Poly-B removed, Windows in Living room / Primary bedroom & the roof were replaced in 2010. Enjoy all Christie park has to offer including Tennis courts, playground, greenspace & soccer fields, natural ravine areas, walking paths & proximity to 2 LRT stations, west side rec, shopping & restaurants. (id:6769)

Family room 19.17 Ft x 16.00 Ft
Den 17.08 Ft x 13.83 Ft
Bedroom 14.58 Ft x 11.67 Ft
Bedroom 16.50 Ft x 11.67 Ft
Storage 27.83 Ft x 10.92 Ft
Furnace 14.00 Ft x 11.75 Ft
4pc Bathroom 11.75 Ft x 5.00 Ft

Kitchen 14.92 Ft x 14.58 Ft
Dining room 16.08 Ft x 13.25 Ft
Breakfast 11.50 Ft x 13.42 Ft
Primary Bedroom 15.33 Ft x 15.67 Ft
Bedroom 10.08 Ft x 12.08 Ft
Laundry room 9.08 Ft x 11.92 Ft
5pc Bathroom 14.17 Ft x 8.83 Ft

Listing Presented By:



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Living room 19.50 Ft x 15.00 Ft

3pc Bathroom 7.67 Ft x 10.92 Ft