



# 99 Christie Point Calgary Alberta

\$695,000

Welcome to Christie Point, an idyllic community tailored for those embracing a carefree lock and leave lifestyle. This charming villa awaits your personal touch and boasts an inviting open floor plan, ideal for hosting family gatherings and entertaining guests. The spacious kitchen is a haven for culinary enthusiasts, perfect for creating delicious homemade meals and treats. Adjacent to the kitchen, a cozy breakfast nook bathed in natural light invites you to savour leisurely afternoon teas by a large arched window. The expansive living room features elegant built-in shelving, perfect for displaying cherished family memories and milestones. Relax and unwind while enjoying your favourite TV shows and staying warm by the fireplace. A dedicated formal dining area ensures ample space for family dinners and festive celebrations. Completing this level, you'll find a convenient office, den, powder room, and a double attached garage, providing both comfort and practicality in this delightful retreat. The walk-out lower level features a spacious primary suite, complete with a generously sized bedroom and an ensuite featuring a dual vanity, walk-in shower, and a substantial walk-in closet. Another bedroom on this level also boasts an ensuite bathroom and walk-in closet, accompanied by a convenient laundry/flex room. Step outside to enjoy outdoor living options, whether on the south-facing main floor deck for sunshine or the shaded patio below for cooler relaxation. Embrace stunning mountain views and all-day sunshine, making this the perfect place to spend your days, especially before travelling to warmer climates during snowbird season. Don't miss the opportunity to make this lovely villa yours. (id:6769)

Laundry room 10.25 Ft x 8.58 Ft

Furnace 15.75 Ft x 6.67 Ft

Primary Bedroom 19.83 Ft x 14.42 Ft

Bedroom 13.67 Ft x 10.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

4pc Bathroom 13.00 Ft x 11.83 Ft

Other 20.33 Ft x 15.75 Ft

Dining room 12.58 Ft x 12.00 Ft

Living room 21.50 Ft x 13.42 Ft

Office 10.75 Ft x 10.17 Ft

Den 10.67 Ft x 7.00 Ft

2pc Bathroom 8.83 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://samcorea.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca