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104 Christie Knoll Heights SW Calgary, Alberta

MLS # A2353179

$999,990

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	**Age:**	1989 (37 yrs old)
Beds:	5	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Built-in Features, No Smoking Home, Walk-In Closet(s)		

Inclusions: Garage Door Opener

Welcome to this beautifully renovated 5-bedroom, 4-bathroom family home in the prestigious community of Christie Park, where modern upgrades, exceptional comfort, and an unbeatable location come together! Thoughtfully updated over the years, this stunning home is truly move-in ready, featuring a recently replaced furnace, hot water tank, A/C unit, and a durable rubber roof with a 50-year warranty, along with NO Poly-B plumbing! Enjoy peace of mind knowing that these major upgrades have already been taken care of. Step inside to discover a warm and inviting interior with onsite hardwood flooring, a bright and spacious formal living room, and an elegant dining room perfect for family gatherings and special occasions. The beautifully appointed kitchen features recently upgraded stainless steel appliances, combining modern convenience with timeless appeal. Adjacent to the kitchen, the sun-filled, west-facing family room offers a cozy gas fireplace and abundant natural light, creating the perfect space to relax and unwind. The main floor also features a spacious office, ideal for working from home, while the upper level offers four generously sized bedrooms and a beautifully updated 4-piece bathroom. The primary suite is a true retreat, complete with a walk-in closet and a spa-inspired ensuite featuring a separate shower and a relaxing soaker tub. The professionally developed basement provides even more living space, including a large recreation room with a gas fireplace and built-in shelving, a fifth bedroom, and a spacious 3-piece bathroom—perfect for guests, teenagers, or extended family. Step outside into your private backyard oasis, featuring mature trees, a beautifully landscaped yard, a large patio, and a gas BBQ line—ideal for summer entertaining and family gatherings. An exposed aggregate patio and deck provide additional inviting outdoor

spaces. Location is another outstanding highlight! Situated in one of West Calgary's most desirable communities, this home is within walking distance of some of Calgary's top-rated private and public schools, including Webber Academy, Rundle College, and Calgary Academy. Enjoy the convenience of nearby amenities, parks, and easy access to major routes. With its extensive upgrades, modern appliances, spacious family-friendly layout, beautiful outdoor spaces, and proximity to excellent schools, this exceptional Christie Park home offers the perfect combination of comfort, convenience, and long-term value. Don't miss this rare opportunity—book your private showing today!

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