

**6967 Christie Estate Boulevard SW  
Calgary, Alberta**

**MLS # A2295064**



**\$1,000,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,808 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Cedar Shake
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Jetted Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Huge walkout backing south. This character home has had a recent refresh. Stepping in the front you're greeted with soaring high grand entry with lots of light. To your left a huge end to end main living area with cosy real wood fireplace. The unique design would allow sitting areas in front and back, with plenty of room for you grand piano. Or stretch out a dining table for 30 people for those large family gatherings and use the dining area to the west side as a family room. Really this home is so big you can do whatever you want. Kitchen has been refreshed with new doors, with modern colors taking advantage of the homes unique design. The kitchen feels open and bright with a good connection to the dining, and kitchen nook. You'll really appreciate that deck from the kitchen that allows you to let the dog out with the convenient stair to the lower back yard. Large pantry allows plenty of space for all your groceries. Convenient main floor laundry and office. Upstairs 2 large children's rooms conjoined with a jack and jill bath setup. The master bedroom is absolutely huge with it's own romantic wood burning fireplace, corner jetted tub and separate shower. Downstairs, a Walkout basement with large rec room and flex area for your hobbies. Well designed basement bedroom with large windows, ensuite bath and double closet. You're going to like the large garage that's 24 ft deep to allow the biggest of trucks with room for a workbench in front. This home is conveniently located close to the ctrain for those that don't drive.