

65 Christie Park View SW
Calgary, Alberta

MLS # A2183586



\$778,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,027 sq.ft.	Age:	1991 (33 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Seldom do homes come up for sale in this little pocket of the desirable neighborhood of Christie Park. This family home has been very well looked after over the years. It is located just blocks from amenities such as Sunterra grocery, coffee shops, medical establishments and conveniently located near city transit as well as schools, parks and walking/bike paths. Walking in the front door you will love the vaulted ceilings and openness of the family room and dining room. The kitchen, eating area as well as the living room are all located off the back of the home with views of the private backyard. Tucked out of the way is a private office with french doors. The second storey has a large primary bedroom with a huge walk-in closet and fully updated ensuite featuring in floor heating and separate shower/soaker tub. You will also find a second update 4 piece bathroom, a second bedroom, as well as a lofted bonus space that looks over the living room dining room area. This area could easily be transformed into a third bedroom or left as family flex space. It is believed that the basement was developed when the house was built by Cidex Homes. The windows are quite deep bringing in good light. There is a bathroom, laundry room/furnace room, extra storage room and a large rec room in the basement. The backyard is very private and it has been beautifully landscaped/hardscaped with rock, hardy bushes/ plants and a cedar deck. Book an appointment to see this home before Christmas