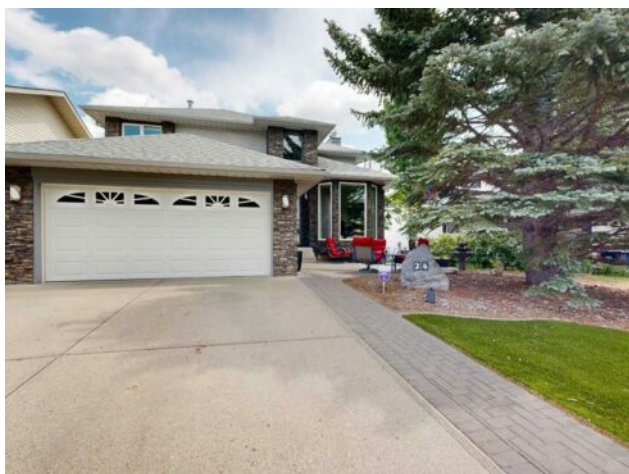


24 Christie Park Hill SW Calgary, Alberta

MLS # A2231252



\$950,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Brush, Landscaped, Low Maintenance Landscape, Many Trees, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Aluminum Siding , Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Wet Bar		

Inclusions: 2nd Bar Fridge, Shed, Pool Table & Accessories, Bar Stools, Theatre System, TVs and Brackets.

*** TWO DOUBLE CHOCOLATE OPEN HOUSES - Friday, June 20th from 4 to 6pm and Saturday, June 21st from 2 to 4pm - we are drawing for some large CHOCOLATE prizes!*** Welcome to 24 Christie Park Hill! This fantastic home located in sought-after Christie Park is a must-see. This stunning 3 bed, 3.5 bathroom home has many highlights, and boasts a walk-out basement and a gorgeous extensively landscaped yard. It has undergone many thoughtful and high end upgrades. Some of those upgrades include a bar, theatre area, triple-paned glass windows (2021), updated window coverings, high-end light fixtures, newer appliances, air conditioning, new DuraDeck, epoxy flooring in the garage and much more (please see feature sheet for a list). Outside the home, you will find an oasis to spend those long summer days relaxing. It is low maintenance with artificial lawn and zero-scaping and Trex Decking! The front of the home is complete with beautiful stone accents and a sitting area. The private backyard is a dream with an area for your hot tub, garden shed, custom lighting, water feature and plenty of room to entertain. Inside the home on the main level, you are greeted with an office and a large functional kitchen with granite countertops, newer stainless steel appliances, a pantry and plenty of natural light. In the cozy living room, the sky lights, gas fireplace, built-in shelves, and curved staircase add character and an elevated feel. There is hardwood throughout the main floor, and you will also find a conveniently located powder room and laundry room on this level. Upstairs you will see three bedrooms including the primary bedroom. The 4-piece primary ensuite bathroom features a unique marble which has been sourced from Africa. The additional bathroom upstairs has undergone upgrades recently as well. The walk-out basement is perfect for entertaining

or relaxing. As mentioned above, this level includes a theatre area, flex space currently being used as a gym room, bar, pool table, work out room and ample space for everyone! This meticulously maintained fabulous home won't last long. Book your showing today!