# \$1,099,800 - 6931 Christie Estate Boulevard, Calgary

MLS® #A2207373

#### \$1,099,800

4 Bedroom, 4.00 Bathroom, 2,394 sqft Residential on 0.15 Acres

Christie Park, Calgary, Alberta

Stunning Renovated Home in Prestigious Christie Park Estates!

Welcome to this immaculate 4-bedroom, 4-bathroom home, extensively updated and meticulously maintained. Nestled in the highly sought-after Christie Park Estates, this home offers a perfect blend of elegance, comfort, and modern upgrades.

Step inside to a bright living room with soaring vaulted ceilings and site-finished hardwood floors throughout the main level. The spacious dining room is ideal for entertaining, while the chef-inspired kitchen boasts stainless steel appliances, ample cabinetry, and beautiful granite countertopsâ€"perfect for culinary enthusiasts.

The inviting family room features custom built-ins and a cozy gas fireplace, creating a warm and welcoming ambiance. Upstairs, you'II find two generously sized bedrooms, a stylish full bathroom, and a luxurious primary suite with a walk-in closet and a spa-like ensuite.

The fully developed basement includes a large recreation room with a second gas fireplace, a spacious fourth bedroom, and an additional full bathroomâ€"offering flexibility for guests, a home gym, or a media room.

This home has undergone over \$150K in upgrades, including:

New roof (2018) Two new furnaces & AC units (2024) New 2nd-floor carpet, site-finished oak flooring & baseboards (2024) Professionally painted







exterior and interior New Hot water tank (2024) The sun-drenched south-facing backyard is perfect for outdoor gatherings, offering privacy and plenty of space to relax and entertain. Located just minutes from downtown, close to transit, top-rated public and private schools (within 1km), and all amenities, this home truly is move-in ready!

Built in 1989

#### **Essential Information**

| MLS® #         | A2207373    |
|----------------|-------------|
| Price          | \$1,099,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,394       |
| Acres          | 0.15        |
| Year Built     | 1989        |
| Туре           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

# **Community Information**

| Address     | 6931 Christie Estate Boulevard |
|-------------|--------------------------------|
| Subdivision | Christie Park                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H2S2                         |

### Amenities

| Parking Spaces | 4  |
|----------------|--|
| Parking        | Double Garage Attached, Front Drive, Garage Faces Front, Oversized |
| # of Garages   | 2  |

# Interior

| Interior Features | Built-in Features, Central Vacuum, Granite Counters, High Ceilings,<br>Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In<br>Closet(s) |
|-------------------|---|
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

#### Exterior

| Exterior Features | BBQ gas line, Garden, Lighting, Private Yard, Storage     |
|-------------------|---|
| Lot Description   | Gazebo, Landscaped, Lawn, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete   |

#### **Additional Information**

| Date Listed    | April 3rd, 2025 |
|----------------|-----------------|
| Days on Market | 4               |
| Zoning         | R-CG            |

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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