

**136 Christie Park Manor SW**  
**Calgary, Alberta**

**MLS # A2212686**



**\$999,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,515 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, L		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, No Smoking Home, Storage, Wet Bar		

**Inclusions:** Front Entry Cabinet

This is your opportunity to own a wonderful home in the highly desirable community of Christie Park. Perfectly located, this property backs onto a children's park and a scenic bike pathway system, offering privacy, green space, and outdoor enjoyment right from your backyard. It's also just a five-minute walk to the LRT station, making commuting easy and convenient. With four large bedrooms and four bathrooms, this home is ideal for a growing or multigenerational family. Step inside to a bright, open floor plan with expansive windows that flood the space with natural sunlight. The grand entryway features in-floor heating, while beautiful hardwood flooring through the living room and dining room and up the stairs. The spacious family room is warm and inviting, centered around a charming wood-burning fireplace and showcasing a full wall of windows that offer lovely views of the park and green space. Elegant French doors lead to a formal dining area that can also serve as a flexible living space. The large kitchen is a chef's delight, complete with stainless steel appliances, including gas cooktop & plenty of cupboard and counter space, and an adjoining breakfast nook with patio doors that open to a generous deck featuring a gas BBQ line and peaceful views. An updated main floor half bath and access to the double attached garage add extra convenience. Upstairs, you'll find three generously sized bedrooms. The primary suite overlooks the park and includes a beautifully renovated en suite with a soaker tub, walk-in shower with bench, and double sinks. The second bedroom features vaulted ceilings and large windows, while the oversized third bedroom offers enough space to comfortably accommodate two children. The fully finished walkout basement is a fantastic bonus, featuring a fourth bedroom, a full bathroom with

shower, a kitchenette, and an open office area. A bright, spacious family room with a gas fireplace and built-in shelving opens to the rear covered patio. The lower level also includes a laundry room with plenty of storage space, Hot water tank new (2024). Close to schools, shops, restaurants, and all amenities, this home truly has it all. Don't miss your chance to live in this exceptional Christie Park location!