

**319 Christie Knoll Point SW**  
**Calgary, Alberta**

**MLS # A2241671**



# \$1,080,000

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,884 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to this spacious executive home located in the prestigious community of Christie Park, offering over 4,400 sq ft of living space and a rare combination of privacy, functionality, and convenience. Nestled in a quiet cul-de-sac, this south-facing property enjoys abundant natural light and a serene setting with no through traffic—ideal for families seeking both comfort and tranquility. The main level is thoughtfully laid out with a bright formal living room featuring a cozy wood-burning fireplace, a private office with custom built-ins, and a versatile sunroom that leads to the outdoor deck—perfect for seasonal enjoyment. The kitchen is spacious and well-equipped, highlighted by soaring ceilings, a central island, and direct deck access for easy indoor-outdoor entertaining. A converted dining area now serves as a charming music room, while a 3-piece bathroom and generous mudroom with a walk-in closet provide added convenience. Upstairs, you'll find two oversized secondary bedrooms with bay windows and built-in features, a large laundry room, and a beautifully appointed 5-piece bathroom with a separate water closet. The expansive primary suite offers south, east, and west-facing windows, a walk-in closet, and a luxurious 5-piece ensuite complete with bidet. The newly renovated walk-out basement includes two additional bedrooms, a full-size second kitchen, a 3-piece bath, and a spacious recreation room—ideal for extended family, guests, or rental potential. Located near top-rated schools such as Calgary Academy, Rundle College, Webber Academy, and Ernest Manning High School, and just minutes to the LRT, Strathcona Square, and Westside Recreation Centre—this is a rare opportunity in one of Calgary's most desirable communities.