



**14 Christie Estate Terrace SW
Calgary, Alberta**

MLS # A2279065

\$1,350,000



Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,746 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home		

Inclusions: shelves on wall in lower bar area, pool table, vacu flow (as is)

Prestigious Christie Estate home offering over 2,700 sq.ft. on 2 levels, plus fully finished W/O basement. Ravine backing lot with city views and massive landscaped backyard. Freshly painted and meticulously maintained. This impressive 3-bedroom, 4-bathroom residence includes cathedral ceilings, grand staircase, gourmet kitchen w/ granite, main floor office, laundry and mudroom. Upper level offers spacious primary retreat w/ 5-pc spa ensuite and additional bedrooms w/ Jack & Jill bath. Professionally developed W/O basement is an entertainer's dream w/ in-floor heat, rec & games areas, wet bar w/ dishwasher, fridge, wine storage, and steam shower. Located across from park, close to pathways, schools and amenities. Outside, the beautifully landscaped yard invites relaxation with a fire pit, built-in bench seating, and interlocking patio; perfect for hosting or unwinding while overlooking the ravine. An exceptional home where elegance, comfort, and location come together seamlessly.