

# \$1,370,000 - 7075 Christie Briar Manor Sw, Calgary

MLS® #A2201185

**\$1,370,000**

4 Bedroom, 5.00 Bathroom, 3,146 sqft  
Residential on 0.16 Acres

Christie Park, Calgary, Alberta

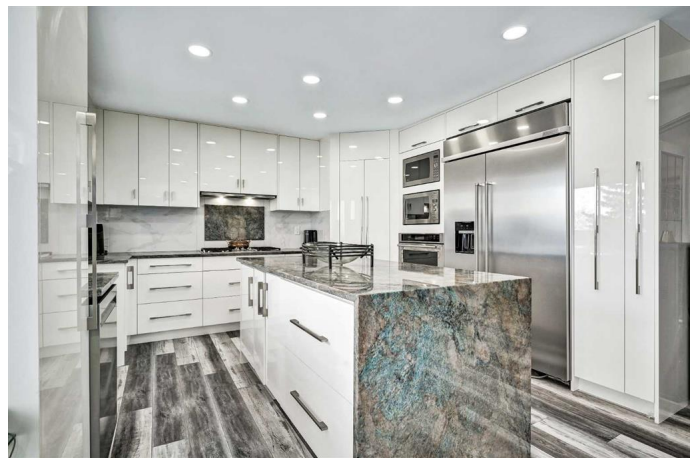
UNICORN ALERT! Bathrooms AND Walk-in Closets in ALL THREE bedrooms upstairs. A walkout basement. And a backyard that opens directly onto a park and green space. This RARE find is perfect for multi-generational families, and it's in one of the best communities - Christie Park.

Some homes have space. This one has presence. Fully renovated in 2021 and sitting on a quiet crescent, this home offers over 4,500 sq. ft. of elevated living. The backyard blends into the park behind it, turning your outdoor space into a private extension of nature.

Step inside and feel the wow factor: a grand foyer, open staircase, and a sleek media wall with built-ins and an electric fireplace set the tone for modern luxury. Every inch has been thoughtfully updatedâ€™brand-new electrical, plumbing, windows, and over \$200K in renovations mean you get style and peace of mind.

The custom kitchen is an entertainerâ€™s dream with two waterfall islands, designer finishes, and premium appliancesâ€™built for everything from quick breakfasts to wine-soaked dinner parties. A main floor laundry and powder room add practicality.

Upstairs, three oversized bedrooms each come with their own ensuite and walk-in



closetâ€™yes, every single one. The primary suite takes it to another level: a spa-inspired ensuite, dual vanities, walk-in shower, and a massive 11x5 walk-in closet that feels more like a private boutique.

The walkout basement is perfect for extended family or long-term guests. It features a separate entrance, kitchenette, open-concept living area, gym/games space, bedroom, den, and a spa-style bathroom with a steam shower and sauna. In-floor heating throughout keeps it cozy year-round.

Outside, enjoy summer BBQs while the kids play in the park just steps away. The irrigation system keeps the yard lush, and the exposed aggregate driveway and oversized double garage handle all your parking and storage needs with ease.

With top-rated schools (public, Catholic, and private), easy access to West Side Rec Centre, shopping, transit, and nature trailsâ€™this location checks every box.

This isnâ€™t just a house. Itâ€™s the unicorn youâ€™ve been searching for. Book a showing Today!

Built in 1990

## Essential Information

MLS® #	A2201185
Price	\$1,370,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,146
Acres	0.16
Year Built	1990

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7075 Christie Briar Manor Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2H5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Steam Room, Tankless Hot Water, Wet Bar, Bookcases, Sauna
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 17th, 2025
Days on Market	39
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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