

# \$1,425,000 - 7075 Christie Briar Manor Sw, Calgary

MLS® #A2201185

**\$1,425,000**

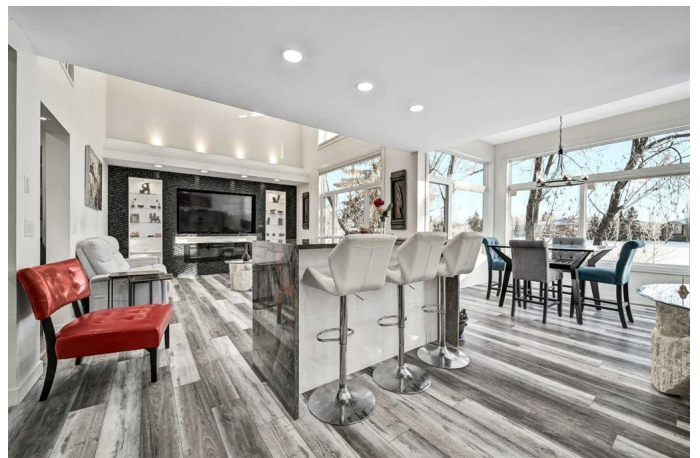
4 Bedroom, 5.00 Bathroom, 3,146 sqft  
Residential on 0.16 Acres

Christie Park, Calgary, Alberta

Some homes have space. This one has presence. Sitting on a quiet crescent in Christie Estates, this fully renovated (2021) walkout home backs onto green space and a playground, making the backyard feel like an extension of nature. With over 4,500 sq. ft. of living space, it's designed for families who love to spread out, entertain, and enjoy the finer things in life. But this home isn't just big—it's thoughtfully designed to feel warm, inviting, and functional for every stage of life.

Step inside, and the grand foyer and open staircase instantly make an impression. The sleek media wall with built-in shelving and an electric fireplace creates a stylish focal point in the main living area, setting the tone for modern comfort and luxury. The laundry room and powder room on the main floor add practicality, while the newer custom kitchen is an entertainer's dream. With two waterfall islands, stunning finishes, and high-end appliances, it's built for everything from quick breakfasts before school to hosting unforgettable gatherings. The entire home has been updated inside and out, with brand-new electrical, plumbing, windows, and a \$200K+ renovation ensuring every detail is dialed in.

Upstairs, three oversized bedrooms each have walk-in closets and private ensuites. But the primary suite is next-level. The spa-inspired ensuite features a dual vanity and walk-in



shower, leading into a dream-worthy 11x5 walk-in closet. Thoughtfully designed with floor-to-ceiling shelving, space for every handbag, shoe, and outfit, itâ€™s more than just storageâ€”itâ€™s a personal boutique that makes getting ready an experience. But the space doesnâ€™t stop there.

The walkout basement is the ultimate setup for multi-generational living. A separate entrance, kitchenette, open-concept living space, & gym/games area make it a home of its own. An additional bedroom and den provide the perfect setup for teenagers or guests, while the spa-like bathroom with a steam shower and sauna takes relaxation to the next level. The in-floor heating system ensures year-round comfort, making it the perfect retreat.

Outside, the backyard is made for summer gatherings, watching kids play in the park, and unwinding with family and friends. The irrigation system keeps everything green and lush, while the exposed aggregate driveway (wide enough for three cars) and oversized, fully finished double garage provide ample parking and storage. And with top-rated public, Catholic, and private schools nearby, plus easy access to West Side Rec Centre, shopping, transit, and hiking trails, this location is built for convenience.

This isnâ€™t just a house. Itâ€™s a home that grows with you. See it before someone else does.

Built in 1990

## Essential Information

MLS® #	A2201185
Price	\$1,425,000
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, Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Sauna, Steam Room, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

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

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	18
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.