

COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

113 CHRISTIE KNOLL HEIGHTS SOUTH WEST | CALGARY, ALBERTA, CANADA
COMMUNITY OF CHRISTIE ESTATES



Proudly Presenting

113 CHRISTIE KNOLL HEIGHTS SW

COMMUNITY OF CHRISTIE ESTATES

<i>Main Floor Developed Space:</i>	<i>1,090 Square Feet</i>
<i>Upper Floor Developed Space:</i>	<i>929 Square Feet</i>
<i>Total Floor Space Above Grade:</i>	<i>2,019 Square Feet</i>
<i>Lower Floor Developed Space:</i>	<i>890 Square Feet</i>
<i>Total Overall Developed Living Space:</i>	<i>2,909 Square Feet</i>

A STYLISH CITY RETREAT

Welcome to 113 Christie Knoll Heights SW, a beautifully appointed and immaculately maintained two-storey home, offering an ideal blend of style and function, perfectly suited to a family or an executive couple.

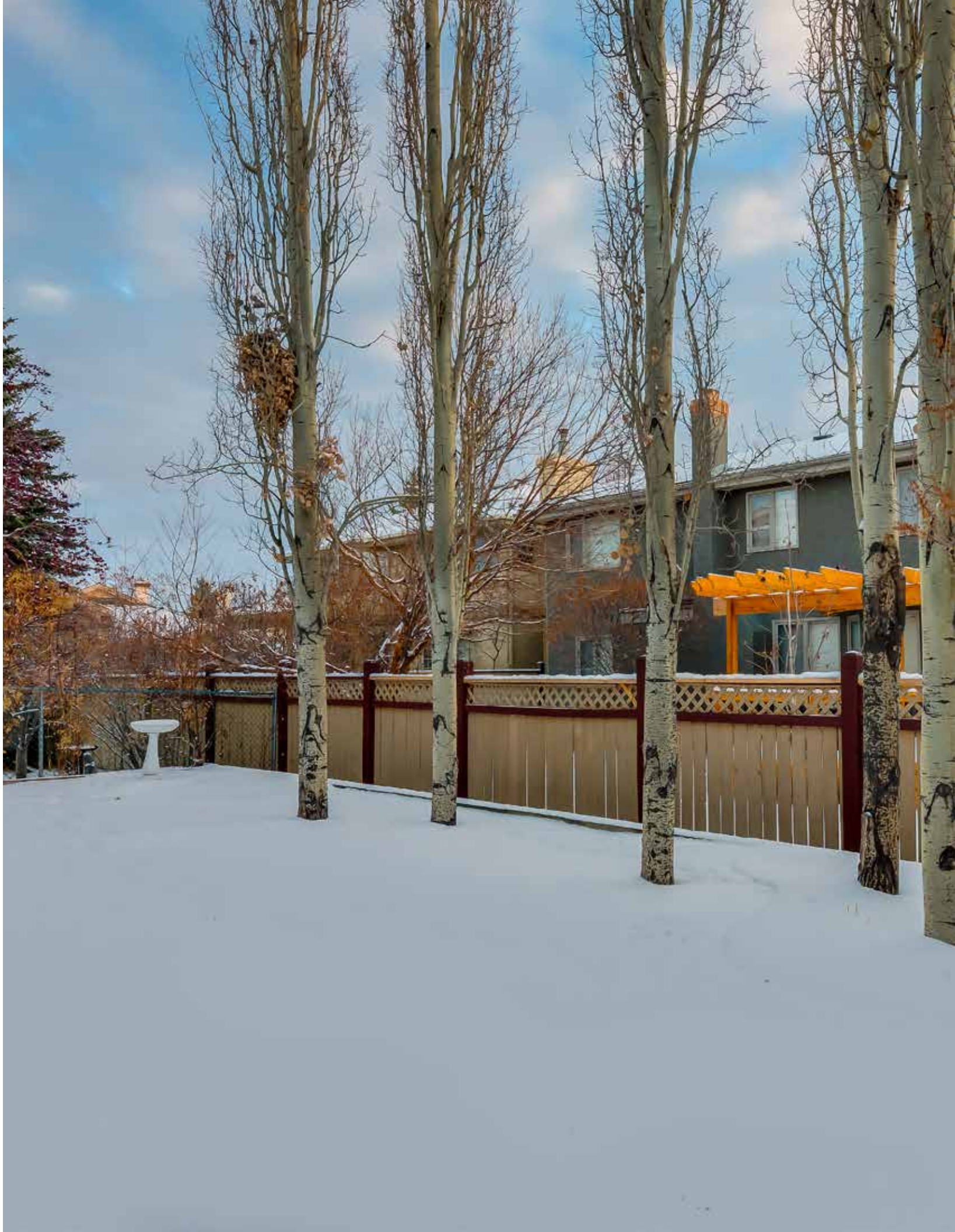
The exterior architecture is timeless and showcases extensive brick detailing and beautiful large window designs, flooding the interior spaces with streams of natural light.

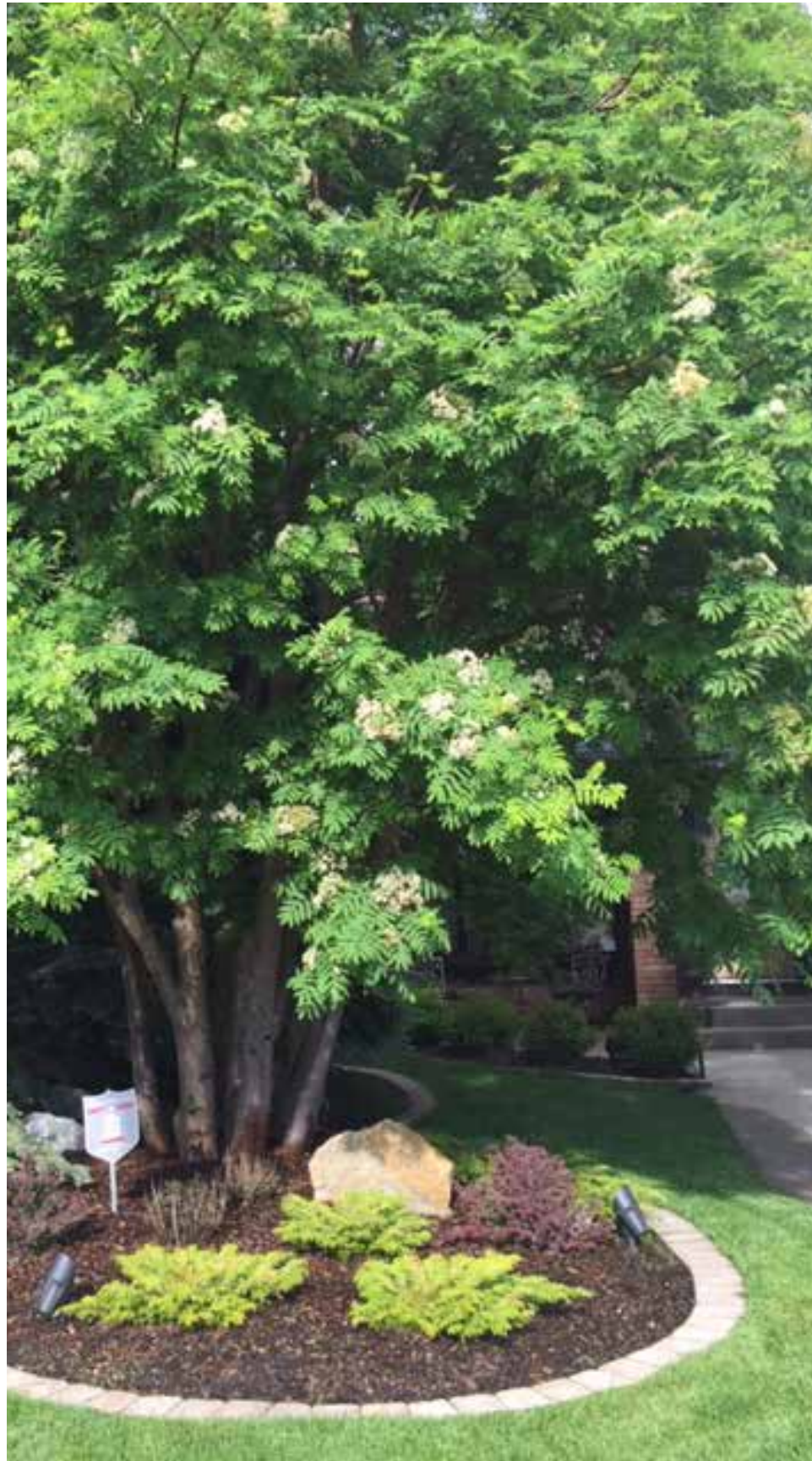
The West facing, paver-stone front courtyard is perfect for relaxing with a cup of coffee and enjoying the magnificent landscape design of the front garden.





A large upper deck leads down to the lower level patio and beautiful backyard...





MAGNIFICENT LANDSCAPE DESIGN

The magnificent landscape design features gorgeous mature trees, a visually appealing melange of shrubs and perfectly manicured flower beds.

The “Strathcona Ravine” walking paths are just a short distance away and lend a perfect connection to the unparalleled beauty of nature throughout the changing seasons.







YOU HAVE ARRIVED...

Upon entering through the beautiful front door displaying an artistic, inlaid glass insert, you are immediately impressed by the home's grand two-storey foyer, fabulous design elements and outstanding layout.

To your left, an elegant sitting room showcases a 'designer' wallpaper feature wall, gleaming hardwood floors, a gorgeous light fixture, rich window treatments and crown moulding detailing.

As you proceed further, a spacious family room exudes relaxed sophistication and features an architecturally striking wood-burning fireplace, creating a cozy and intimate ambiance on cold winter evenings.

The family room is completely open to the well-appointed kitchen and the adjoining breakfast nook leads out to the spacious deck through a glass door.





Family room is completely open to the well-appointed kitchen...





A CHEF'S KITCHEN

The well-appointed kitchen has been marvellously updated and features granite countertops, a timeless subway tile backsplash design, stainless steel appliances, a centre island with additional storage and an adjoining walk-in pantry with built-in shelving. The light-filled Easterly breakfast nook showcases another gorgeous light fixture.



Beautiful Central Dining Room...





CENTRAL STAIRCASE

The central staircase ascends to the upper level bedroom quarters and is fully open to the two-storey foyer. A sculptural chandelier lends yet another exquisite design element with its prominent presence.





LUXURIOUS MASTER RETREAT

The luxurious master retreat is very large and features a private sitting area defined by an arched passageway and another 'designer' light fixture. The private sitting area can also be converted into a separate 'dressing room'.





SPA ENSUITE

The master ensuite features an oversized soaker tub, a frameless glass shower, a lovely framed mirror above the vanity, and leads to a walk-in closet complete with built-in storage cabinetry.





Two additional upper level children's bedrooms and a full bathroom...

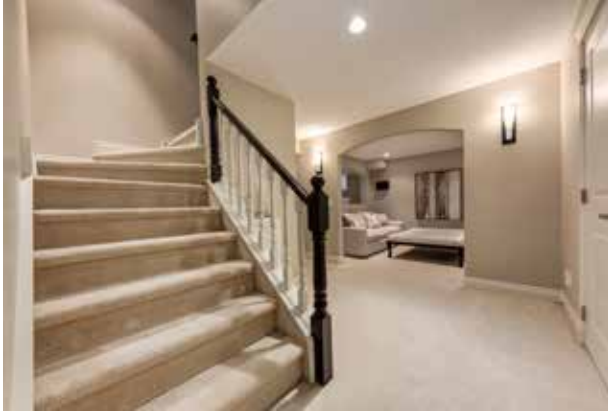




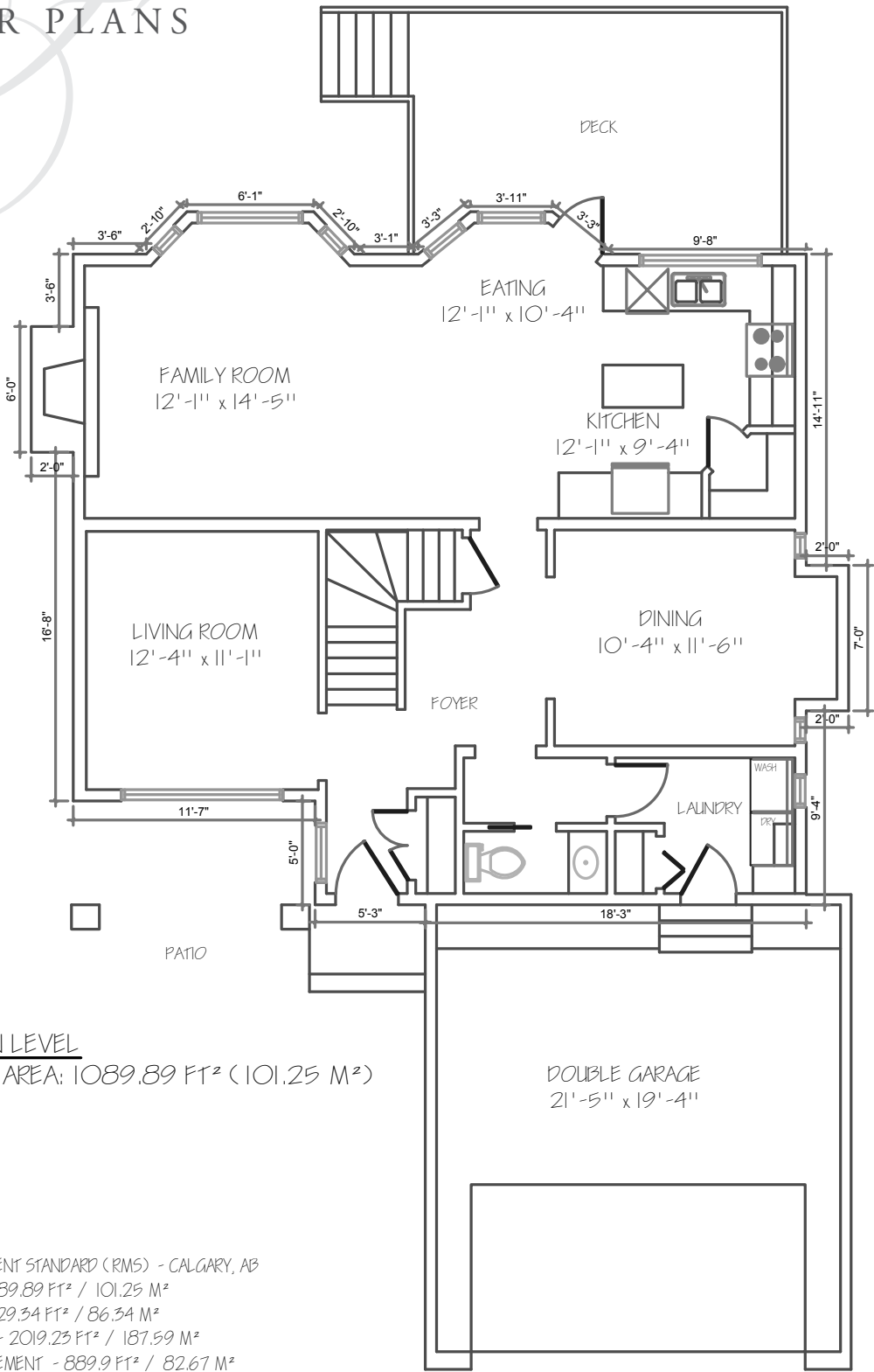
LOWER LEVEL ENTERTAINING HAVEN

The lower level is a true 'entertaining haven' complete with a family/media room, a recreation room with a walk-up wet bar, another spacious bedroom that can also be used as an office, a full bathroom and fabulous storage spaces. The highly coveted garage is complete with built-in cabinetry, a 'Swisstrax' flooring system and a gas heater.



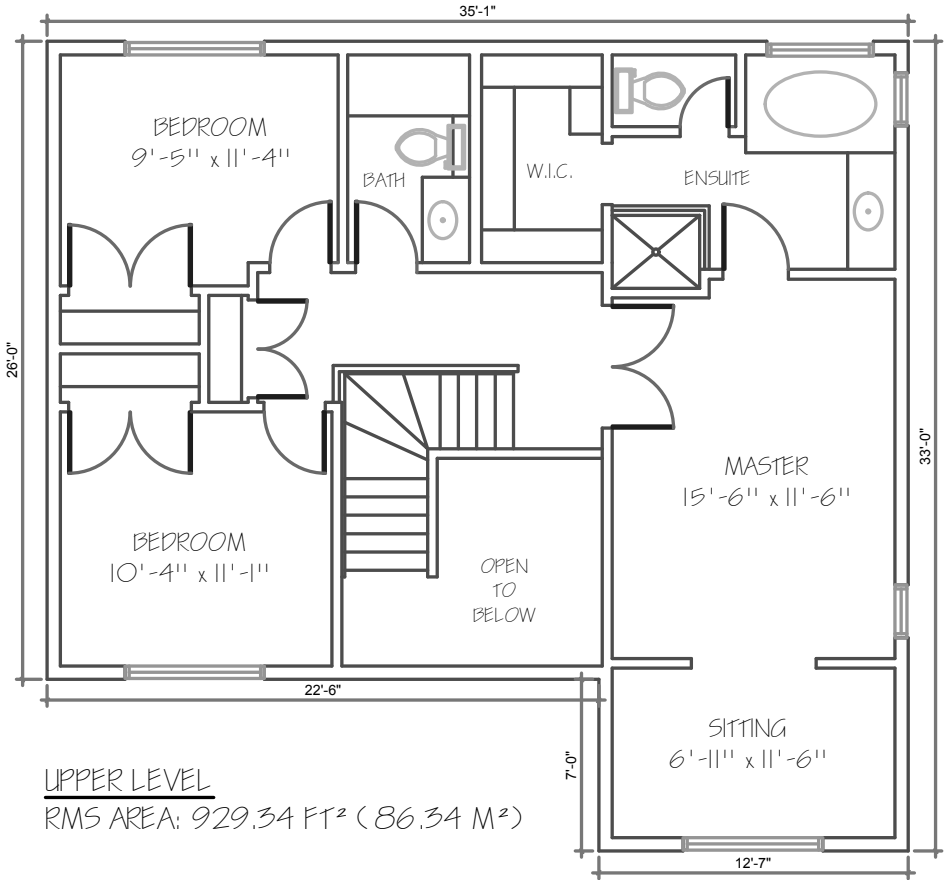


FLOOR PLANS

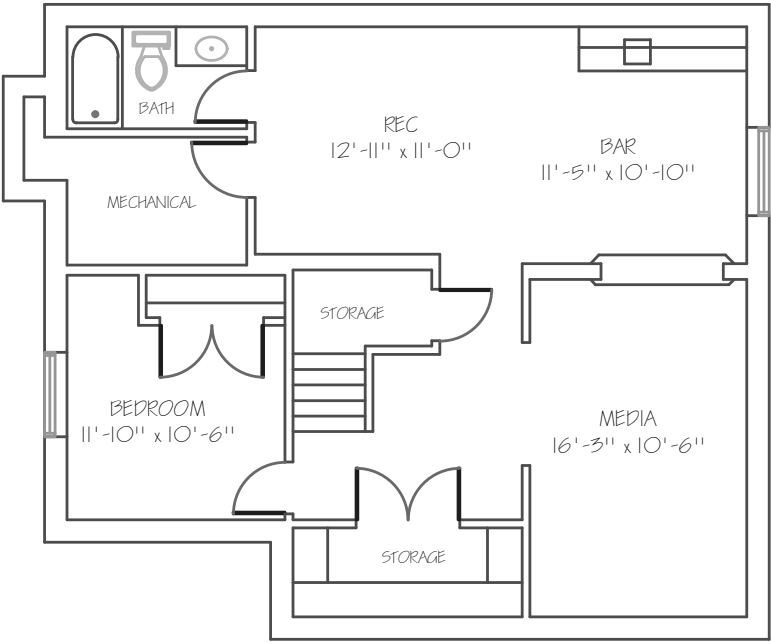


MAIN LEVEL
RMS AREA: 1089.89 Ft² (101.25 M²)

RECA MEASUREMENT STANDARD (RMS) - CALGARY, AB
MAIN LEVEL - 1089.89 Ft² / 101.25 M²
UPPER LEVEL - 929.34 Ft² / 86.34 M²
TOTAL RMS SIZE - 2019.23 Ft² / 187.59 M²
DEVELOPED BASEMENT - 889.9 Ft² / 82.67 M²
TOTAL AREA - 2909.13 Ft² / 270.21 M²



UPPER LEVEL
RMS AREA: 929.34 Ft² (86.34 M²)



LOWER LEVEL (BASEMENT)
AREA: 889.9 Ft² (82.67 M²)

E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



EXCEPTIONAL COMMUNITY

Christie Estates is a small community nestled between a wildlife-filled environmental reserve and 17th Avenue SW. It is a family orientated neighborhood featuring pristine boulevards, bike paths, large playground spaces, tennis courts, baseball diamonds, soccer fields and mature front gardens that make it a pleasure to walk everywhere. It is a community where children's stampede parades, block parties and Easter egg hunts are commonplace. The architectural controls where brick abounds adds to the incredible street appeal of all of the homes in this area. The famous 'Olympic Heights' elementary school is within walking distance and being situated between 17th Avenue and Bow Trail, the access to downtown is fantastic.



A FEW MORE REASONS WHY LIVING IN CHRISTIE ESTATES IS SO INCREDIBLE:

- Spectacular mature landscaping of all of the neighboring yards...
- Half a block to baseball diamonds, soccer fields, community tennis courts, swing sets, climbing center, outdoor hockey rink and walking trails...
- Five minutes to Sobeys for groceries...
- Five minutes to West Side Rec Center (www.westsiderec.com)...
- Five minutes to the new LRT...
- Eight minutes to walk to Redwater Grill for dinner at Aspen Landing (www.aspenlanding.ca), the new Safeway store, major banks, Starbucks, drugstores, Cobbs Bread, and Crave Cupcakes...
- Five minutes to Pure Hot Yoga...
- Five minutes to several excellent pre-schools
- Six minutes to all of the major private schools such as Webber, Rundle, Waldorf...
- Easy access to escape to the mountains avoiding major traffic routes...



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