

\$649,900 - 483 Queensland Circle Se, Calgary

MLS® #A2149725

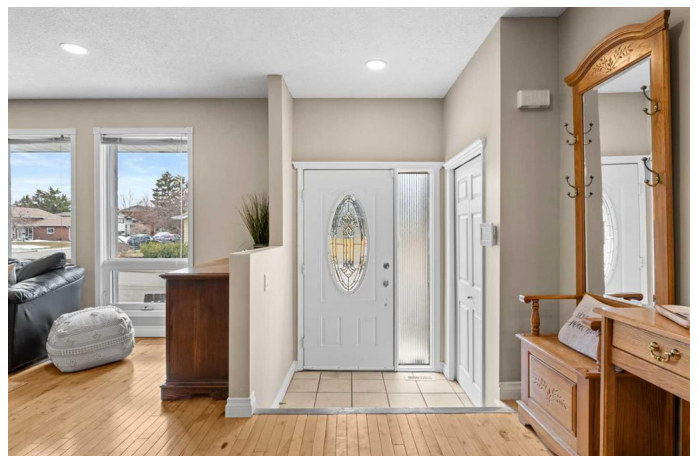
\$649,900

5 Bedroom, 4.00 Bathroom, 1,795 sqft

Residential on 0.14 Acres

Queensland, Calgary, Alberta

TRIPLE GARAGE | OPEN CONCEPT & UPDATED | 54 x 110 FT CORNER LANE LOT | 240M FROM THE BOW RIVER RIDGE | OPEN HOUSE SAT JUL 20 1-3PM | Unique opportunities like this do not arise often: located on a quiet street, this is an updated 5 bedroom home with a large corner lot, triple garage, SIDE ENTRANCE, river access & development potential. The NATURAL LIGHT and OPENNESS is what first strikes you as you enter the sunken foyer. Then you notice the OVERSIZED KITCHEN and HUGE ISLAND at the heart of the home. This is a 2 Storey Split OPEN CONCEPT layout with an HARDWOOD FLOORS and RECESSED LED POT LIGHTS throughout most of the main floor. With NEWER windows throughout most of the home, the sunlight beams through every room. The kitchen includes built in cabinetry, GRANITE countertops MOSAIC TILE backsplash, WALK IN PANTRY with a WINDOW, STAINLESS STEEL appliances including an ISLAND GAS STOVE RANGE & CHIMNEY HOOD FAN. Enjoy entertaining and gathering at the huge island or around the dining area with BAY WINDOW. Cozy up to the fire in the SUNKEN FAMILY ROOM with a GORGEOUS brick facing WOOD BURNING and GAS log FIREPLACE framed by built-in OAK CABINETS. From there, FRENCH DOORS lead to a spacious COVERED PATIO and huge backyard. Tucked away on the main level, youâ€™™ll find located together a



convenient MAIN FLOOR LAUNDRY, SIDE ENTRANCE & ACCESS to the BASEMENT, a HALF BATH and a MAIN FLOOR BEDROOM that can be used as a GUEST ROOM or office. Upstairs youâ€™ll find a sunny primary bedroom with a closet and WARDROBE SYSTEM along with ensuite bath that just needs new fixtures and flooring to complete it. The main bathroom is updated and there are two more good sized bedrooms. A fully finished lower level where custom OAK built-in cabinetry continues in a spacious REC ROOM, a huge 5th Bedroom (window is not egress), another full bath (shower just needs to be completed with tile) and plenty of storage options. The windows, furnaces (2011), shingles(2012-2013) and hot water tank (2022) have all been updated in the last 4-12 years. Very intriguing FUTURE DEVELOPMENT POTENTIAL with a 54'x 110' CORNER LANE LOT with plenty of parking including a 24' x 30' TRIPLE GARAGE, OVERSIZED RV PARKING and a FRONT DOUBLE DRIVEWAY. K-6 Haultain Memorial SCHOOL is one block away, as well as the Community Centre, OUTDOOR RINK and TENNIS COURTS. Close to local amenities including Co-op, Shoppers, local eateries & shops and great access to major routes and transit. The best kept secret in this part of the neighbourhood is the Incredible ACCESS to the BOW RIVER Ridge and PATHWAYS - literally 240M FROM YOUR YARD. This is an incredible opportunity - donâ€™t miss it!

Built in 1975

Essential Information

MLS® #	A2149725
Price	\$649,900
Sold Price	\$649,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,795
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	483 Queensland Circle Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4P5

Amenities

Parking Spaces	7
Parking	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Parking Pad, RV Access/Parking, See Remarks, Triple Garage Detached, Unpaved

Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Log, Gas Starter, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Cedar, Shingle Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	July 17th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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