

\$639,900 - 307 Queensland Circle Se, Calgary

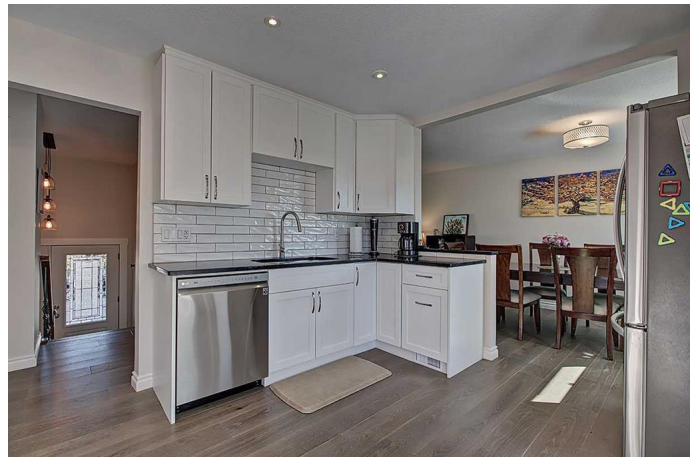
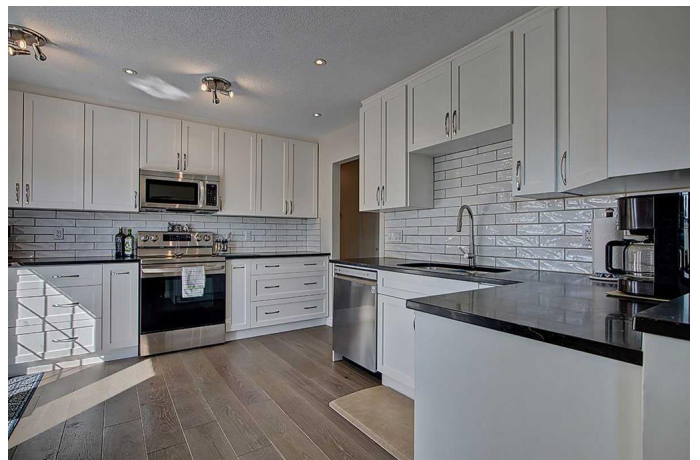
MLS® #A2161446

\$639,900

5 Bedroom, 2.00 Bathroom, 1,130 sqft
Residential on 0.13 Acres

Queensland, Calgary, Alberta

OPEN HOUSE Sat Sept 7th 1-3PM**Welcome to this beautifully updated 5-bedroom, 2-bathroom home that perfectly blends modern upgrades with timeless charm. Situated on a spacious lot with a west-facing backyard, this property offers the ideal setting for both indoor and outdoor living. As you approach the home, you'll be greeted by the professionally landscaped front yard, featuring NEW aggregate steps and a patio that extends seamlessly to the front entrance. The exterior of the house has been meticulously maintained (painted in 2021) ensuring it remains vibrant and inviting. Once you step inside to discover an open and inviting main floor, where natural light floods through brand-new triple-pane windows (installed in 2021), with custom up/down blinds, highlighting the elegance of the engineered hardwood flooring (2021). The living room is the perfect spot to relax and entertain. The heart of the home is undoubtedly the custom kitchen (2021). Here, you'll find all-new cabinetry, luxurious granite countertops, and top-of-the-line appliances, making meal preparation a true pleasure. Adjacent to the kitchen, the dining area offers a cozy space for family gatherings and catching up on the day's events. As you walk down the hallway it leads you to 3 bedrooms and an updated 4 pc bathroom, while the master bedroom stands out with its built-in closet organizer, providing ample storage space. The entire interior, including the ceilings, was



professionally painted in 2021, giving the home a fresh and contemporary feel. The outdoor living space is equally impressive. In 2022, a new vinyl fence was installed, providing privacy and security. The backyard featuring a newly installed Duradek deck with custom railings (2024), perfect for entertaining or simply enjoying the evening sun. The oversized double detached garage offers plenty of space for vehicles and storage and an additional outdoor parking space for an RV or trailer. This home is not just beautiful; it's also energy efficient. A high-efficiency furnace and air conditioning system, installed just five years ago, ensure year-round comfort. The new roof, installed between 2019 and 2020 adds to the peace of mind that comes with this meticulously cared-for property. Location is key, and this home delivers. It's close to schools, shopping centers, parks, and backs onto a scenic bike path that leads directly to Fish Creek Park. Whether you're looking for a quiet place to raise a family or a comfortable space to entertain, this home has it all. Don't miss the opportunity to make it yours!

Built in 1974

Essential Information

MLS® #	A2161446
Price	\$639,900
Sold Price	\$632,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.13
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status	Sold
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Community Information

Address	307 Queensland Circle Se
Subdivision	Queensland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4E3

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Oversized

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	October 21st, 2024
Days on Market	53
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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