



**347 Queensland Drive SE
Calgary, Alberta**

MLS # A2291982



\$669,900

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,117 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: n/a

Welcome to the home your family has been waiting for. Located in the heart of Queensland, this move-in ready 5-bedroom home offers the space, layout, and location that growing families rarely find all in one place. From the moment you walk in, you'll notice the bright, open main floor filled with natural light — perfect for busy mornings, family dinners, and weekend gatherings. The modern kitchen features stainless steel appliances, a central island, and plenty of storage, making it the true heart of the home. With four levels of living space, everyone gets room to spread out: A comfortable primary bedroom plus two bedrooms upstairs A cozy lower-level family room with a fireplace — perfect for movie nights A dedicated games area with wet bar Two additional bedrooms — ideal for guests, teens, or a home office Step outside and you'll find what truly sets this home apart — a huge backyard where kids can run, play, and grow. Whether it's summer BBQs, a play structure, or simply space to unwind, this yard is built for real family living. And the location? It doesn't get better: * Walking distance to schools, parks, and playgrounds * Close to shopping and everyday essentials * Quiet, established community with a strong family feel This is the kind of home where birthdays are celebrated, holidays are hosted, and memories are made for years to come. *** Homes like this don't come up often — and they don't last.