



GRASSROOTS

REALTY GROUP

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**78 Queen Anne Close SE
Calgary, Alberta**

MLS # A2304273

\$529,900



Division:	Queensland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to your desirable community of Queensland. Almost 1350 square feet 2 story house. A spacious entrance leads to the large living room finished with laminate flooring and oversized windows bringing in loads of natural light. The kitchen was upgraded with stainless steel appliances, a backsplash, and a door leading to a well-landscaped backyard. Retire upstairs to 3 large bedrooms including a huge master bedroom and a 4pc bathroom. Options are endless in the unfinished basements where you will find the laundry, workbench, and tons of storage. Pride of ownership is very apparent in this home. The roof was completed in October 2015, the furnace was replaced in 2010, and the hot water tank was replaced in 2017. Steps away from Fish Creek Park, Sicome Lake, restaurants, public transportation tons of schools, a dog park, and Deerfoot Trail. Call for you're viewing today!