



GRASSROOTS

REALTY GROUP

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**431 Queen Charlotte Drive SE
Calgary, Alberta**

MLS # A2307390



\$655,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Multiple Driveways, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Post & Beam, Wood Frame	Zoning:	RC-G
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Wet Bar, Wood Counters		
Inclusions:	Shed		

Beautifully designed Detached House in the established community of Queensland, offering style, comfort, and true peace of mind. Completed this year, this move-in-ready property features a bright and functional open-concept layout with an abundance of natural light throughout. The main floor shows luxury vinyl plank flooring, smooth ceilings, elegant lighting fixtures, and a spacious great room that flows seamlessly into the formal dining area and beautifully updated kitchen. Designed with both function and style in mind, the kitchen offers ample cabinetry, generous counter space, a classic backsplash, and a dedicated breakfast/eating area perfect for everyday living and entertaining. Three comfortable bedrooms are located on the main level, including a stylish primary bedroom complete with a beautifully updated private 2-piece ensuite. A modern full 4-piece bathroom completes the main floor. The fully finished basement adds incredible versatility with a massive family room/flex area, one large bedroom, a full 3-piece bathroom, wet bar with sink and cabinetry, and a spacious laundry with additional storage space. Extensive upgrades provide exceptional value and peace of mind, including updated electrical, fresh interior and exterior paint, new flooring, and updated interior doors. Step outside to enjoy the beautifully updated landscaping, mature trees, and private patio space ready for summer BBQs and entertaining. The property also features a convenient parking pad for added functionality. (New fence and retaining wall) The bright walk- up basement expands the living space with a large recreation area, wet bar , and a fourth bedroom ideal for guests, teenagers, or extended family. With timeless comfort, thoughtful upgrades, spectacular green back yard, and one of Queensland's most desirable family locations, this is a rare opportunity you

won't want to miss. Ideally located close to schools, parks, playgrounds, pathways, transit, and everyday amenities, this is a rare opportunity to own a beautifully renovated bungalow home in a strong and family-friendly location. Book To View.