



**35 Queen Isabella Close SE
Calgary, Alberta**

MLS # A2309563



\$670,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Main Level Fridge, Countertop Stove, Built-In Oven, Microwave Oven, Built-in Dishwasher, Window Coverings, Hood Fan, Key Rack in rear entry. Rack in front entrance. Basement Fridge, Stove, Built-In Dishwasher, Hood Fan, Window Coverings, Washer Dryer, Built-In Vacuum with Attachments, 2 Garage Door Openers, Garage Door Remotes (2), Fridge in garage, Garage compressed Air System, Shed

Discover unparalleled value on a quiet, family-friendly close in the heart of Queensland. The sun-drenched, open-concept main floor features large windows, 3 spacious bedrooms, 2 upgraded baths, that each boast Luxury Vinyl Plank flooring, and a high-end kitchen anchored by an oversized central island. Downstairs, a fully developed lower level features a separate private walk-up entrance, a full second kitchen, a cozy feature fireplace, a 4th bedroom, a full bath, a versatile den perfect for a home office, and a good sized storage space that connects to the bedroom for extra space. Outside, enjoy a massive detached oversized HEATED double garage, a deck and a backyard space perfect for playing with the kids. This fantastic home is located just minutes from community shops, schools, and quick transit, via Deerfoot Trail. Enjoy a short bike ride to beautiful Fish Creek Park and Sikome Lake! Ideal for savvy buyers seeking a well renovated primary residence with a mortgage helper or multi-generational living.