



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**428 Queen Anne Way SE  
Calgary, Alberta**

**MLS # A2313556**



**\$799,900**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Paved, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to this exceptionally renovated 4-bedroom - 3 Bathroom home situated on a premium corner lot in the established community of Queensland. Thoughtfully upgraded throughout, this home blends modern design with timeless comfort and You'll feel it the second you walk through the door with its inviting atmosphere, highlighted by natural light, recessed lighting, high vaulted ceilings, beautiful kitchen, walk-in pantry and extras like built-in speakers and security system. to name a few. On the main floor, the spacious primary retreat with a striking feature wall truly stands out! The spa-inspired ensuite features a walk-in glass shower, deep soaker tub, a double vanity with elegant finishes and a dream walk-in closet. Paired with a second bedroom and a seamless flow from the kitchen to the living room, which is filled with bright south-facing sunlight. The fully developed lower level creates the perfect gathering space, complete with a stylish wet bar and cozy lounge area ideal for hosting family & friends. Finishing off the basement with 2 full bedrooms, laundry and storage. Step outside to your covered outdoor oasis, a peaceful extension of the home- perfect for enjoying Calgary's summer evenings. The expansive corner lot provides additional yard space for recreation and outdoor living, all enclosed by a brand-new fully fenced backyard with an oversized double gate for easy trailer or small equipment access. The home's exterior showcases Hardie board siding, providing exceptional durability along with a clean, upscale aesthetics designed to stand the test of time. Inside all major appliances, drywall, windows, spray foam insulation, HVAC, hot water tank, plumbing pipes, electrical wiring, and roof have been updated within the past two years offering peace of mind and modern efficiency. Those hot Alberta summers are no match for the recently

installed central AC! Families, car enthusiasts and hobbyists will appreciate the rare garage configuration that offer's a double oversized detached garage plus a single attached garage, both featuring durable epoxy floors. The single attached garage offer's the added convenience of a functional boot room entry into the home. With its proximity located just a short walk from a dog park, Fish Creek Provincial Park, schools, pathways and everyday amenities, this home delivers the perfect balance of nature, convenience, and refined living in one of Calgary's most welcoming communities. Beautifully upgraded, perfectly located, and thoughtfully designed, this is a rare opportunity to own a truly standout home in Queensland.