



**432 Queensland Road SE  
Calgary, Alberta**

**MLS # A2314418**



**\$679,900**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, P		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tile Counters, Vinyl Windows		

**Inclusions:** AC, Garage Opener + 2 Remotes, Garage Heater, 2 Wooden Shelves in the Kitchen, 2 White Shelves in Kitchen, White Ensuite Shelving Unit, All Bathroom Mirrors, 2 Shelves in Kids Room

Located on a quiet street in the mature community of Queensland, this updated bi-level boasts over 3,000 sq/ft of developed living space on a beautifully landscape, 6,500 sq/ft lot. When you enter, you'll immediately feel the warmth, character and pride in ownership this home provides. The formal entrance leads up into the living room, which features newer laminate floors, a wood burning fireplace and large WEST facing triple pane windows. The kitchen centers the heart of the home with loads of storage, an island, a generous pantry, access to your formal dining room with seating for 8 and your eat-in kitchen with large patio doors onto your back deck. The backyard offers 3 different sitting areas, access to your oversized double car garage (25x23), gardens and grass. Heading back inside you'll find three bedrooms on the main floor, a four-piece secondary bathroom, and a primary retreat large enough for a king bed with a two-piece en suite. The basement has a family room with a wood burning fireplace, your 4th bedroom, a den/office and a large storage area containing the mechanicals and laundry. This home has air conditioning (2025), on-demand hot water, and an updated furnace (2019). This home has been tastefully designed and offers a unique floorplan you won't find again. With bi-levels and bungalows in the area averaging around 1,150 sq/ft, you'll be sure to appreciate the additional space this home offers. This home is just steps from a green space, minutes from Fish Creek Park, shopping and has easy access to Bow Bottom, Deerfoot and Macleod Trail.