



GRASSROOTS
REALTY GROUP

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312 Queensland Road SE
Calgary, Alberta

MLS # A2316310



\$829,000

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,423 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	4
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Asphalt, Concrete Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Hot tub is included as-is, or can be removed upon request. Functionality is unknown.

Fully renovated and move-in ready, this beautifully upgraded split-level home offers exceptional space, functionality, and versatility in the established community of Queensland. A standout feature is the FULLY FINISHED 2 BEDS LEGAL SUITE, complete with a separate entrance, large windows, a modern kitchen with quartz countertops, and its own private laundry ideal for extended family, guests. Additional highlights include a HEATED TRIPLE CAR GARAGE and RV parking pad, providing outstanding space for vehicles, hobbies, and equipment. The garage is fully freshly insulated and drywalled, and includes EV charging capability along with a dedicated electrical panel upgrade. Every major component has been updated for modern comfort and peace of mind, including a new roof, new windows, and a completely upgraded 200-amp electrical service with full rewiring throughout the home. The plumbing system has been fully replaced and two brand new high-efficiency furnaces ensure reliable and efficient heating. A new 50-gallon gas hot water tank further supports the home's upgraded systems. Exterior improvements include new gutters and soffits, fresh paint, a refreshed stucco exterior on both the home and garage, and new front and back landscaping, all enhancing curb appeal. Inside, a high-end Montigo electric fireplace creates a stylish and cozy focal point in the main living area. A bright glass-enclosed sunroom just off the kitchen offers the perfect space for morning coffee or year-round relaxation. Upstairs features two spacious primary bedrooms, each complete with its own private ensuite bathroom and double vanity. One of the primary suites also offers patio doors leading to a newly renovated private balcony/deck, featuring new vinyl decking, new stairs, and modern railings, creating a seamless indoor-outdoor retreat with direct access to the

backyard. Located in the highly walkable community of Queensland, residents enjoy quick access to Bow River pathways, Fish Creek Park, Deer Valley Market Place, and Deer Ridge Shopping Centre. Nearby schools, playgrounds, green spaces, and an active community centre with year-round programs complete the family-friendly lifestyle this established southeast neighbourhood is known for.