



GRASSROOTS
REALTY GROUP

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331 Queensland Circle SE
Calgary, Alberta

MLS # A2323397



\$649,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,261 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, RV		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Open Floorplan, Recessed Lighting, Soaking Tub		
Inclusions:	Pool		

*** OPEN HOUSE SATURDAY, AUGUST 11:00-1:00PM ***Beautifully updated bungalow backing onto greenspace on a quiet street in Queensland! This 4-bedroom, 3-bathroom home offers great curb appeal, a sunny west-facing backyard, and no neighbours behind. The main floor features hardwood flooring, an open-concept living and dining area with a cozy wood-burning fireplace, and large windows that fill the home with natural light. The spacious kitchen offers stainless steel appliances, hardwood cabinets, plenty of prep space, an eat-up bar, and a bright bay window (2016) with an adjoining dining nook. The updated primary bedroom includes a 4-piece ensuite and French doors leading to the back deck. Two additional bedrooms and another full 4-piece bathroom complete the main floor. The fully finished basement is perfect for family living and entertaining, featuring upgraded carpet, a large family room with a stone gas fireplace, workout area, fourth bedroom, beautiful 4-piece bathroom, and laundry area. *** OPEN HOUSE, SATURDAY , AUGUST 1, 11-1PM *** Outside, enjoy the fully fenced west-facing yard with a large deck, patio, firepit area, RV parking, and a detached double garage. Backing directly onto a soccer field and dog walking paths, you'll love the added privacy and open views. Conveniently located close to schools, shopping, transit, parks, and the community centre, this move-in-ready home offers the perfect blend of comfort, updates, and location.