



GRASSROOTS
REALTY GROUP

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532 Queensland Circle SE
Calgary, Alberta

MLS # A2340059



\$689,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Dishwasher, Refrigerator, Stove and Range Hood in Basement, Washing machine in Kitchen

Tucked along a picturesque street in the sought after community of Queensland, this beautifully renovated multi-generational family home is one of those rare finds. Move-in ready, thoughtfully updated, and brimming with possibility. Whether you're picturing extended family under one roof or dreaming of a versatile space that works as hard as you do, this property deserves a spot at the top of your list. From the moment you step onto the main floor, you'll notice the care poured into every corner. Wide plank luxury vinyl flooring stretches underfoot, complemented by new hand railings and designer lighting that lend the space a polished, contemporary feel. The heart of this level is a generous open living area, anchored by a wood-burning feature fireplace and framed by a large newly installed window that invites sunlight to pour in throughout the day. The space flows effortlessly into a spacious dining area and a kitchen with plentiful two-tone cabinetry, gleaming stainless steel appliances, and an integrated European style washer tucked neatly out of sight. A classic subway tile backsplash adds timeless charm, while the custom on-site epoxy countertops bring a one of a kind finish you simply won't find elsewhere. A large master bedroom with walk-in closet and a private 3 piece en-suite, plus 2 additional bedrooms and a family bathroom, complete this level beautifully. Descend to the lower level and discover a space that feels wonderfully self contained. A stylish barn door offers true separation making it an ideal space for extended family, guests, or rental potential. A second full kitchen with new cabinetry, warm butcher block countertops, and subway tile backsplash opens seamlessly into a comfortable living room with its own wood burning fireplace. 2 bedrooms, one of which is impressively oversized with three sun filled windows, a full bathroom, and a separate laundry area

round out this thoughtfully designed level. Step outside and the appeal only grows. The South facing backyard is bathed in sunshine, offering multiple seating areas across the deck and lower patio, perfect for relaxing or entertaining. A double oversized detached garage with an attached greenhouse adds both practicality and charm for the hobbyist or avid gardener. You will have peace of mind knowing that the roof, furnace and water tank have all been updated. As for location, this home truly delivers. A 5 minute walk brings you to Haultain Memorial School and the Queensland community center and Ice Rink, while Deer Valley Market Place is just a 5 minute drive away. Easy access to Bow Bottom, Deerfoot Trail, MacLeod, and the Canyon Meadows LRT makes commuting effortless. A community that offers quiet residential charm alongside everyday convenience.