



GRASSROOTS
REALTY GROUP

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460 Queensland Place SE
Calgary, Alberta

MLS # A2350843



\$715,000

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,286 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NONE

A breath-taking home, nestled within the esteemed community of Queensland, this remarkable detached residence presents an exceptional opportunity to acquire a home imbued with both elegance and practicality. This Luxurious home is constructed with an architectural flair, this four-level split house unfolds across an expansive lot, offering ample space and tranquility. Upon entering, one is greeted by a bright, open floorplan spanning approximately 1285 square feet, accentuated by high ceilings and thoughtfully selected flooring, including carpet and vinyl accents. Two generously sized bedrooms grace the upper level, complemented by two full bathrooms, one boasting an ensuite retreat with two pieces. Descending, the main level showcases a welcoming living area, complete with a kitchen island and convenient pantry for culinary pursuits, while the finished basement provides additional living space, including a bar area, ensuring flexibility for entertaining or relaxation. A wood burning fireplace warms the ambiance, adding a touch of rustic charm. Three bedrooms, including one below grade, accommodate family needs, alongside three full bathrooms and one half bath, ensuring comfort and convenience. With a single attached garage providing secure parking for one vehicle, complemented by additional parking spaces, and an enclosed patio for outdoor enjoyment, this home is ideally suited for those seeking an active lifestyle with nearby playgrounds, schools, shopping, walking/bike paths, and street lights. This Queensland residence offers a harmonious blend of style, space, and community living.