



GRASSROOTS
REALTY GROUP

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**679 Queen Charlotte Drive SE
Calgary, Alberta**

MLS # A2226190



\$679,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,386 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, See Remarks
Floors:	Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Aluminum Siding , Brick
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Garage heater

Ideally located in Queensland on a quiet street just a few blocks from Hultain Memorial School, Wilma Hansen School and Fish Creek Park is this meticulously cared for 4 bedroom, 3 bathroom bungalow with a sunny south-facing back yard! With charming curb appeal and recent updates, including a newer hot water tank (2023), newer exterior doors(2023), newer garage door (2022) and new shingles (2024), many of the bigger ticket maintenance items have already been addressed. This home shows true pride of ownership by the current owner of over 20 years! The private front patio offers a gas bbq hookup and is a welcoming spot to enjoy your morning coffee. As you enter the home, the large sunken living room with efficient Regency wood burning fireplace and brick surround creates a cozy atmosphere to relax with family and friends. The adjacent dining room is flooded with natural light and the perfect space to host a meal or gathering. The kitchen features stainless steel appliances, a raised island with room for seating and plenty of cupboard space, a closet pantry and large windows that offer an abundance of light. On the main floor, you'll find three good-sized bedrooms, including the large primary with 3 piece ensuite and walk-in closet. A second 4 piece bathroom completes the main floor. The basement is developed with a large rec space and family room with a gas fireplace, a 4th bedroom, a 3 piece bathroom, laundry room and storage space. The private, sunny, south yard offers a deck with built-in seating, RV parking, gas bbq hookup and a cozy fire pit. The single garage is heated for those cold winter months! You'll appreciate all the conveniences of this quiet location, with quick access to Fish Creek Park!