



GRASSROOTS
REALTY GROUP

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343 Queen Tamara Way SE
Calgary, Alberta

MLS # A2254985



\$695,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,198 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Paved		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Gazebo, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Marble, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Stone Counters		

Inclusions: Gazebo, Shed

BEAUTIFUL UPDATED 3 Bedroom, 2 1/2 Bathroom BUNGALOW on a 5198 SQ.FT. LOT with FULLY DEVELOPED BASEMENT THAT COMBINES MODERN ELEGANCE with a GREAT OUTDOOR SPACE! Welcome to this METICULOUSLY RENOVATED HOME that combines CONTEMPORARY FINISHES with timeless comfort. From the moment you walk in, you'll notice the seamless blend of style and practicality, designed for modern living and entertaining. INTERIOR HIGHLIGHTS: 2023 upgrades across the main living areas: STRETCH CEILING on the main level, STYLISH TILE FLOORING in the living room and kitchen, UPGRADED INTERIOR DOORS, 3-ZONE HEATED FLOORS, and KITCHEN APPLIANCES, MODERN CABINETS and GRANITE COUNTERTOPS (2023). KITCHEN FEATURES: GRANITE COUNTERTOPS, GAS RANGE, MODERN CABINETRY, and a SMART REFRIGERATOR for effortless living. LIVING SPACES: a WELCOMING LIVING ROOM with BAY WINDOW, GLASS PANEL RAILING on the stairway, plus an electric fireplace in the recreation room for cozy evenings. Bathrooms and bedrooms: MARBLE TILES in the bathroom and a fully tiled main bathroom. Three well-appointed bedrooms on the main level, including a primary suite with a ceiling fan and a stylish two-piece ensuite. Thoughtful storage and organization: closet shelving and doors updated in 2023. LIGHTING and CEILINGS: STRETCH CEILING on the main level and MODERN LED ACCENT LIGHTING throughout. Basement: FULLY DEVELOPED with a recreation room, office, flex room, ELECTRIC FIREPLACE, 4-piece FULLY TILED 4 piece bathroom with a workout area. The space includes durable LVP and carpet transitions, plus plenty of natural light. EXTERIOR UPGRADES: Roof updated in 2019; VINYL SIDING and new

PLYWOOD/INSULATION around the house (2019), ensuring solid energy efficiency. Exterior enhancements include STONE ACCENTS added in 2019. BACKYARD: a HUGE YARD with mature trees, AMPLE PARKING including a 3 VEHICLE PARKING PAD and RV PARKING SPACE, METAL ROOF GAZEBO (2025) and SHED, ideal for entertaining or quiet relaxation expanding your outdoor living opportunities. FENCE was installed in 2021, offering privacy and a secure yard. This home features smart touches throughout, including LED lighting, a modern kitchen setup, and updated electrical wiring in key living areas (2023). This home blends modern elegance with practical upgrades that matter in daily living. It's ready for you to move in and start enjoying a stylish, comfortable lifestyle with plenty of space for family, work, and recreation. Don't miss the opportunity to own a thoughtfully renovated property with standout outdoor living and a spacious, flexible basement. LOCATED IN QUEENSLAND, this home is situated close to parks, schools, playgrounds, shopping, and Fish Creek Park. DON'T MISS THE OPPORTUNITY TO OWN THIS BEAUTIFUL UPDATED HOME! BOOK YOUR SHOWING TODAY!