



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

312 Queensland Road SE
Calgary, Alberta

MLS # A2270696



\$499,888

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,388 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Soaking Tub, Storage		

Inclusions: None

****OPENHOUSE SATURDAY NOVEMBER 15,2024 2-4PM**** This well-located split-level home offers a functional layout, generous room sizes and valuable parking features including a 3-car garage and an RV pad. Hardwood floors on the main level add warmth and durability, while a bayed living room brings in natural light for everyday comfort. A well-laid-out kitchen provides ample cabinet space, a centre island with a raised breakfast bar and clear sightlines into the dining room to support easy mealtimes and relaxed entertaining. A glass-enclosed sunroom sits just off the kitchen for quiet morning coffees or extra space to unwind in any season. Upstairs, a primary bedroom features patio sliders for direct access to the backyard, creating a convenient indoor-outdoor flow. 2 additional bedrooms and a 5-piece bathroom complete this level with flexibility for families or guests. A spacious lower-level rec room provides room for movies, games and casual gatherings, while French doors open to a den perfect for a quiet work or hobby space. A 4-piece bathroom on this level adds further convenience. The basement remains unfinished, providing abundant storage and future development potential. Outside, an expansive grassy yard delivers space for kids and pets to play and a deck off the primary bedroom enhances outdoor living options. A triple car garage plus RV parking to the side creates outstanding functionality for vehicles, hobbies and equipment. This home is set in the walkable community of Queensland where residents enjoy quick access to both the Bow River and Fish Creek Park, along with nearby shopping at Deer Valley Market Place and Deer Ridge Shopping Centre. Local schools, playgrounds, green spaces and an active community centre with year-round programs contribute to the everyday convenience and family-friendly feel of this established southeast

neighbourhood.