



GRASSROOTS
REALTY GROUP

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127 Queen Tamara Road SE
Calgary, Alberta

MLS # A2276456



\$639,900

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,127 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vinyl Windows		
Inclusions:	Hot Tub		

Tucked away on a quiet street in a lovely mature neighbourhood, this awesome 4-level split offers 5 bedrooms and a super sunny, south-facing backyard is waiting for your family! As you walk in you step into a formal entry way with lots of space for coats and shoes, you also have easy to maintain laminate flooring which extends through a cozy living room. The living room's focal point is a modern grey tone stone-surround fireplace The heatilator fireplace offers an efficient and low maintenance way to bring warmth and ambiance to the space. The home has a bright airy feel with vinyl windows throughout and fresh paint treatments. The white-painted oak kitchen is bright and cheerful with a sunshine ceiling and loads of southern exposure. The peninsula gives you extra storage and counter space, plus a raised bar that's perfect for hanging out with family and friends. The dining area features a built-in china cabinet and patio doors that open onto a huge back deck—great for entertaining. The patio doors are updated with built in blinds for a sleek and clean look. There is a back door which leads down to the dining room and third level and provides easy access to the back garage. Upstairs you'll find three spacious bedrooms, all with vinyl windows and good sized closets. The primary bedroom has a cheater door to the updated main 4-piece bathroom. The third level includes a large family room with big windows and a 3-piece bathroom which is perfect for movie nights or a kids' hangout. The fourth level adds two more bedrooms plus plenty of storage and a utility area. The bedrooms are a perfect place for teens to have their own dedicated space. Outside, the south-facing backyard really steals the show, there is a massive deck, RV parking, tons of space for kids to play, a hot tub, and an oversized double detached garage that's

insulated, heated, and wired with 220V. Queensland is a lovely mature community with lots of options for recreation and shopping. You are a short walk from Fishcreek Park and in additional local shopping options at the Deer Valley Market Place you are only 10 minutes drive to all the shopping options at Deerfoot Meadows. There are established public and catholic schools, medical clinics and pharmacies all nearby. A perfect choice for a growing family. Don't miss this lovely home!