



**GRASSROOTS**  
REALTY GROUP

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**256 Queen Tamara Way SE**  
**Calgary, Alberta**

**MLS # A2278377**



**\$699,900**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to this stunningly transformed 4-level split in the heart of Queensland, where mid-century charm meets contemporary luxury. No expense was spared in this top-to-bottom renovation, offering 1,738 square feet of finished living space. The main floor is a showstopper, featuring an open concept layout with gorgeous hardwood flooring and a custom kitchen. The culinary space boasts sleek navy and white cabinetry, a large central island, quartz countertops, a classic farmhouse sink, and a unique hexagonal tile transition that seamlessly blends the kitchen and dining areas. Large windows and dual skylights flood the space with natural light, highlighting the modern wood plank ceiling and industrial-chic lighting. Relax in the expansive living room, anchored by a sleek, minimalist fireplace with a slate hearth. Retreat to the upper level where you will find three generously sized bedrooms, including the primary with two piece ensuite. The lower level provides even more versatility with a massive recreation room—perfect for a home theatre or play area—along with a fourth bedroom and a second full bathroom, making it an ideal space for guests or teenagers. The basement level houses the laundry and a large open space ensuring you’ll never be short of storage. A separate entrance walks up to the large private yard with mature trees and plenty of space to roam. An oversized double detached garage and parking space for your RV complete this property. This home is ideally located and is just minutes from schools, shopping, the ridge at Fish Creek Park, and an off leash dog park. Don’t miss your chance to own one of the most uniquely renovated homes in this established, quiet community!