



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

MLS # A2150906



\$659,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,546 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Parking Pad, R		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Jetted Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Alarm Hardware, Gazebo in Backyard

Welcome to this charming and spacious bungalow in the highly sought-after community of Queensland! This well appointed home is situated on a large pie-shaped lot with West facing backyard and gorgeous landscaping that creates a serene and private oasis. Perfect for families and outdoor enthusiasts alike, the property features a double detached garage with an extra-high ceiling and garage door, as well as a gated double parking pad spacious enough for an RV, boat, or recreational toys. Conveniently, both back onto a paved lane. The exterior is finished with beautiful stone veneer siding, vinyl windows, and asphalt shingles that complement this home's already impressive curb appeal. Inside, the main level boasts hardwood and tile flooring throughout, and a comfortable living area with large windows that flood the space with natural light. The cozy fireplace adds warmth and ambiance. The kitchen is well-equipped with stainless steel appliances, a gas stove, granite countertops, ample cabinet space, and a stylish tile backsplash. Adjacent to the kitchen, you'll find a delightful sunroom with a wood stove that opens onto the back deck, perfect for year-round enjoyment. The dining area is conveniently located next to the kitchen, making family meals and entertaining a breeze. This level also includes a luxurious 3-piece bathroom with a relaxing swirl tub, a spacious primary bedroom with a den space and walk-in closet, and two additional bedrooms. The finished basement is ideal for entertaining and offers additional living space, including a rec room with a fireplace and wet bar, a 3-piece bathroom, plenty of storage space, and a large laundry area with a sink and lots of cabinetry. Step outside to discover beautifully landscaped grounds featuring stone patios, walkways, a gazebo, a large storage shed with two sections, and wiring for a hot tub. The front and back yards are

lush with trees and shrubs, providing a tranquil retreat and a gardener's dream. Queensland is a vibrant community with plenty of amenities. Enjoy nearby parks, top rated schools, shopping centers, and easy access to major roadways. Fish Creek Provincial Park is just a short drive away, offering endless opportunities for outdoor recreation. This long term owner bungalow has been lovingly cared for and is ready for your personal updates. Don't miss out on this exceptional opportunity in one of SE Calgary's most desirable neighborhoods.