



**252 Queensland Drive SE
Calgary, Alberta**

MLS # A2157347



\$699,000

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: na

Welcome to this beautifully renovated home located in the mature and picturesque neighborhood of Queensland. This home has been meticulously renovated with high-quality finishes and modern amenities, offering both comfort and style. Key features include a brand new roof, updated plumbing and electrical work complete with modern pot lights. The brand new windows enhance energy efficiency and aesthetic appeal. Recent updates include a hot water tank and furnace. The exterior boasts brand new vinyl siding on both the house and garage, along with new soffits, gutters, and fencing, ensuring a fresh and polished look. The brand new garage door and brand new fence adds to the home's curb appeal and functionality. Inside, you'll find LVP flooring throughout, providing a durable and stylish foundation. The kitchen features sleek quartz countertops, and the washroom and wet bar are adorned with high-quality porcelain tiles. An electric fireplace adds warmth and ambiance to the basement space, while Samsung appliances offer modern and reliable kitchen amenities. This spacious home offers five bedrooms and 2.5 bathrooms, with three bedrooms on the upper level and two in the finished basement, which also includes a wet bar. A double garage provides ample parking and storage space. Situated in a prime location, with access to fish creek park, minutes away from Bow river. Queensland offers access to nearby transit, all within less than four kilometers, making commuting a breeze. Proximity to Deerfoot Trail ensures that downtown Calgary is only a 20-minute drive away. This home perfectly combines modern updates with a convenient location in the desirable community of Queensland. Don't miss the opportunity to make this stunning property your new home!