



**143 Queensland Place SE
Calgary, Alberta**

MLS # A2201740



\$709,900

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,201 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island		

Inclusions: Awning (as-is), Shed, A/C in Primary Bedroom, Automated Underground Sprinkler System

* Open House Saturday March 22 and Sunday March 23 12-2pm * Welcome to this spacious and fully updated home on a quiet cul-de-sac in the desirable, family-friendly community of Queensland. It offers close to 2000 square feet of usable living space and is literally steps away from Haultain Memorial School and walking distance to daycare, pre-school, elementary, and high school facilities. For nature lovers, beautiful Fish Creek Park is also just minutes away. Inside, you'll find stylish and functional upgrades throughout including tiled entry, engineered hardwood floors, triple-pane vinyl windows, and fully updated kitchen and bathrooms. The kitchen features beautiful granite countertops, a large island, tile backsplash, timeless wood cabinets, and finger-resistant stainless-steel appliances including Samsung French door refrigerator, dishwasher, slide-in electric range, and microwave hood fan. An open concept living room and dining room with French doors leading to the backyard complete this floor. The upper level offers three spacious bedrooms, a four-piece bathroom with heated floors, plus a two-piece ensuite and A/C in the master bedroom for added convenience and comfort. The third lower level features a cozy, wood-burning fireplace (WETT inspection certified in December 2024), custom built-ins, and flex space that can be used as a second living room and library, home office, or a portion can easily be converted back to a fourth bedroom. A three-piece spa-like bathroom with heated floors and large contemporary jetted tub complete this level. The partially finished basement offers a large open area, perfect for a home gym, playroom, or wine cellar, and tons of storage, plus a separate utility room with high-efficiency furnace, hot water tank, central vacuum system, and larger commercial sized washer/dryer and more storage. Outside, a

newer, maximum height, vinyl fence provides the perfect, private outdoor oasis complete with cobble-stone patio, rock garden, mature trees, garden boxes, and recently installed irrigation system which makes for low maintenance landscaping so you can sit back and enjoy the sound of the birds from your west facing, custom deck. Park in the oversized garage and take advantage of the paved lane access or find additional parking in front of the house. Newer roof shingles on the house and added insulation are another added bonus. This home has it all - schedule a showing today!