

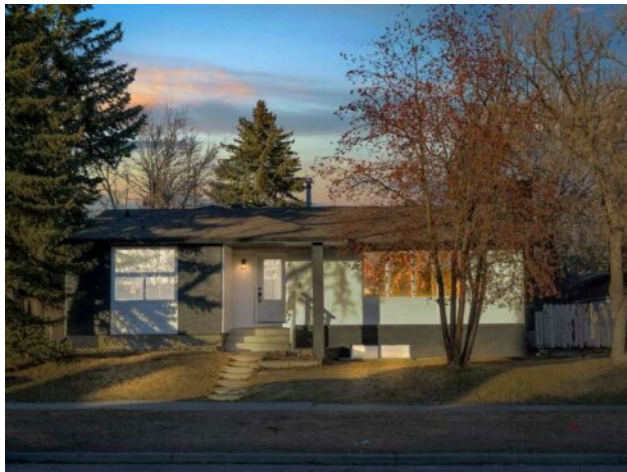


GRASSROOTS
REALTY GROUP

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

MLS # A2211134



\$779,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this 2400+ TOTAL SQFT HOME in the FAMILY-FRIENDLY community of QUEENSLAND! This home brings a MODERN FINISH to a WELL ESTABLISHED COMMUNITY (WITH TONS OF AMENITIES NEARBY SUCH AS: DAYCARES, SCHOOLS, RESTAURANTS, FISH CREEK PARK, OFF LEASH DOG PARKS AND MORE!!!!) Sitting on a 6500+ SQFT LOT with an OVERSIZED DOUBLE CAR GARAGE, this home is perfect for EVERYONE! The HOME is FINISHED WITH LUXURY VINYL PLANKS, MODERN FIREPLACE FEATURE, FLOOR TO CEILING KITCHEN CABINETS AND MUCH MUCH MORE!!!! The MAIN FLOOR greets you with a HUGE FAMILY ROOM FINISHED WITH A ELECTRIC FIREPLACE AND A PANELLED FEATURE WALL perfect for FAMILY MOVIE NIGHTS OR ENTERTAINING! Right off the FAMILY ROOM is your SPACIOUS DINING ROOM and your HUGE KITCHEN WITH FLOOR TO CEILING KITCHEN CABINETS, KITCHEN ISLAND AND STAINLESS STEEL APPLIANCES! The kitchen OVERLOOKS your HUGE BACKYARD and the ENTIRE MAIN FLOOR allowing light to flow from the front of the house to the back of the house! You will also find 3 BEDROOMS (ONE OF WHICH IS THE MASTER BEDROOM WITH A 4PC ENSUITE AND W.I.C.) AND AN ADDITIONAL 4PC BATHROOM. Your LAUNDRY ROOM is also conveniently located on the MAIN FLOOR! The BASEMENT IS DEVELOPED INTO AN ILLEGAL BASEMENT SUITE WITH SEPARATE SIDE ENTRANCE! You will find a BRAND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES, ANOTHER HUGE FAMILY ROOM AND A SEPARATE LAUNDRY ROOM AS WELL! There is also an ADDITIONAL 2 BEDROOMS AND A 4PC BATHROOM AS WELL! The ILLEGAL BASEMENT SUITE is the PERFECT MORTGAGE HELPER or can be

used for more PERSONAL LIVING SPACE!!!! The LOT features a FRONT AND BACK YARD (RARE FEATURE) perfect for ACTIVITIES OR SOME SUMMER FUN!!!! The GARAGE IS OVERSIZED and can be used to store cars and MORE!!!! 20 MINUTE WALK TO FISH CREEK PARK, 20 MINUTE DRIVE TO DOWNTOWN YYC!