



THE
A-TEAM

**RE/MAX
FIRST**

455 QUEEN CHARLOTTE Drive, Calgary T2J 4H2

MLS®#: **A2150906**

Area: **Queensland**

Listing Date: **07/19/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar: **7,427 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,546**
Low Sqft:
Ttl Sqft: **1,546**

DOM

59
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Landscaped,Pie Shaped Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Granite Counters,Jetted Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 13`5"
Bedroom	Main	11`6" x 11`10"
Kitchen	Main	9`5" x 8`5"
Bedroom - Primary	Main	11`6" x 13`10"
3pc Bathroom	Basement	7`10" x 6`9"
Game Room	Basement	37`9" x 19`5"

Room	Level	Dimensions
Bedroom	Main	8`5" x 11`10"
Dining Room	Main	12`9" x 16`11"
Living Room	Main	14`7" x 20`6"
Sunroom/Solarium	Main	17`2" x 11`9"
Laundry	Basement	15`11" x 14`10"
Storage	Basement	9`9" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410109

Zoning:
R-C1

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

**Alarm Hardware, Gazebo in Backyard
RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123