



THE
A-TEAM

**RE/MAX
FIRST**

307 QUEENSLAND Circle, Calgary T2J 4E3

MLS®#: **A2161446** Area: **Queensland** Listing Date: **08/29/24** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **5,726 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,130**
 Low Sqft:
 Ttl Sqft: **1,130**

DOM

21
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Aluminum Siding ,Brick,Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 13`10"
Dining Room	Main	11`4" x 8`4"
Bedroom	Main	11`1" x 7`11"
4pc Bathroom	Main	11`0" x 4`11"
Bedroom	Lower	11`0" x 7`8"
3pc Bathroom	Lower	7`7" x 5`5"
Bedroom	Main	10`1" x 7`11"

Room	Level	Dimensions
Kitchen	Main	13`4" x 10`0"
Bedroom - Primary	Main	13`2" x 11`0"
Foyer	Main	7`2" x 3`6"
Family Room	Lower	24`2" x 18`2"
Bedroom	Lower	17`7" x 12`8"
Furnace/Utility Room	Lower	11`4" x 10`7"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **7410107**

Remarks

Pub Rmks: **OPEN HOUSE Sat Sept 7th 1-3PM**Welcome to this beautifully updated 5-bedroom, 2-bathroom home that perfectly blends modern upgrades with timeless charm. Situated on a spacious lot with a west-facing backyard, this property offers the ideal setting for both indoor and outdoor living. As you approach the home, you'll be greeted by the professionally landscaped front yard, featuring NEW aggregate steps and a patio that extends seamlessly to the front entrance. The exterior of the house has been meticulously maintained (painted in 2021) ensuring it remains vibrant and inviting. Once you step inside to discover an open and inviting main floor, where natural light floods through brand-new triple-pane windows (installed in 2021), with custom up/down blinds, highlighting the elegance of the engineered hardwood flooring (2021). The living room is the perfect spot to relax and entertain. The heart of the home is undoubtedly the custom kitchen (2021). Here, you'll find all-new cabinetry, luxurious granite countertops, and top-of-the-line appliances, making meal preparation a true pleasure. Adjacent to the kitchen, the dining area offers a cozy space for family gatherings and catching up on the day's events. As you walk down the hallway it leads you to 3 bedrooms and an updated 4 pc bathroom, while the master bedroom stands out with its built-in closet organizer, providing ample storage space. The entire interior, including the ceilings, was professionally painted in 2021, giving the home a fresh and contemporary feel. The outdoor living space is equally impressive. In 2022, a new vinyl fence was installed, providing privacy and security. The backyard featuring a newly installed Duradek deck with custom railings (2024), perfect for entertaining or simply enjoying the evening sun. The oversized double detached garage offers plenty of space for vehicles and storage and an additional outdoor parking space for an RV or trailer. This home is not just beautiful; it's also energy efficient. A high-efficiency furnace and air conditioning system, installed just five years ago, ensure year-round comfort. The new roof, installed between 2019 and 2020 adds to the peace of mind that comes with this meticulously cared-for property. Location is key, and this home delivers. It's close to schools, shopping centers, parks, and backs onto a scenic bike path that leads directly to Fish Creek Park. Whether you're looking for a quiet place to raise a family or a comfortable space to entertain, this home has it all. Don't miss the opportunity to make it yours!**

Inclusions: **Hot tub, PAX units in Bedroom, Stand up freezer, Bar fridge**
 Property Listed By: **RE/MAX Realty Professionals**

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









