



THE
A-TEAM

**RE/MAX
FIRST**

297 QUEEN TAMARA Way, Calgary T2J 4E6

MLS®#: **A2176607**

Area: **Queensland**

Listing Date: **11/15/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,839**
Low Sqft:
Ttl Sqft: **1,839**

DOM

5

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **9,117 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Gazebo,Front Yard,Landscaped,Pie Shaped Lot,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

Brick,Metal Siding ,Wood Frame

Flooring:

Carpet,Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Freezer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Central Vacuum,Closet Organizers,Kitchen Island,Open Floorplan,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	13`6" x 12`0"	Dining Room	Main	12`0" x 10`0"
Living Room	Main	19`6" x 13`0"	Family Room	Main	19`6" x 13`6"
Laundry	Basement	10`6" x 7`0"	Game Room	Basement	25`0" x 13`0"
Storage	Basement	15`0" x 12`0"	Furnace/Utility Room	Basement	6`0" x 5`0"
Bedroom - Primary	Upper	16`0" x 12`0"	Bedroom	Upper	12`0" x 10`0"
Bedroom	Upper	13`6" x 9`6"	Bedroom	Basement	11`0" x 8`0"
2pc Bathroom	Main	6`0" x 5`0"	3pc Bathroom	Upper	8`0" x 5`0"

3pc Ensuite bath

Upper

7' 6" x 5' 6"

3pc Bathroom
Legal/Tax/Financial

Basement

8' 0" x 5' 0"

Title:
Fee Simple
Legal Desc:

7410107

Zoning:
R-CG

Remarks

Pub Rmks:

Located right across from the park and green space area, one of the biggest lots in Queensland, this remarkable executive family home in Queensland offers an unparalleled sanctuary. Nature beckons, inviting you to witness wildlife right in your own backyard. Renovated and move-in ready, this residence stands as a testament to luxurious living. Walk into a welcoming front entrance and open foyer, complete with front hall closet. The large living room boasts of natural light streaming in from the massive windows, overlooking the manicured front lawn. The renovated kitchen, a haven for aspiring chefs, features ample cabinet space, stainless steel appliances including a flat top ceramic stove and a generously sized stone top island with a gigantic window overlooking the fully fenced backyard. The adjacent dining area offers ample room for a large dining table and hutch. Next to the kitchen is the family room that has an inviting wood/ gas fireplace with a stunning brick feature wall and stone seating. Glass sliding patio doors overlooking the tranquil backyard and vast deck and patio space. A fully renovated 2-piece bath complete the main level. Upstairs, discover a master retreat with its spa inspired ensuite. Tiled floors, full tile shower surround and double lite vanity. Two additional generously sized bedrooms both with deep closets and large windows, overlooking the park. A renovated 3-piece main bath in modern hues complete this level. The lower level beckons with a spacious family/ rec room featuring a brick feature wall, an additional 4th bedroom, a fully renovated 3-piece bathroom, separate laundry, and storage area. A utility room and a massive storage room that can be used for what ever your heart desires. Endless storage. Practicality meets convenience with a double attached garage complete with separate gas furnace, ample shelving, and a four-car parking pad. The backyard is a haven of tranquility, surrounded by nature's beauty, boasting of stunning, healthy apple trees, goose berry plants, a ton of perennials and a side shed. This massive lots is fully fenced and features back lane access, RV parking, patio space with covered pergola/BBQ space, a 2 tiered deck with screened in gazebo and built in seating. Upgrades include newer roof, fence, flooring, windows, appliances, and hot water tank. All bathrooms have been fully renovated. Regular maintenance on furnace and fireplace. Have it all in this fabulous home, close to shopping, dining, transit, and fish creek park. This home is more than just a dwelling; it's a haven where luxury, nature, and tranquility intertwine to offer an unparalleled lifestyle. Discover your dream retreat where nature meets luxury living.

Inclusions:
Property Listed By:

Shed, 2- gazebos, BBQ
RE/MAX House of Real Estate

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











