



THE
A-TEAM

**RE/MAX
FIRST**

739 QUEENSLAND Drive, Calgary T2J 4S8

MLS®#: **A2183178**

Area: **Queensland**

Listing Date: **12/12/24**

List Price: **\$597,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,401**

Low Sqft:

Ttl Sqft: **1,401**

Lot Information

Lot Sz Ar: **5,823 sqft**

Lot Shape:

DOM

9

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Pantry,Recessed Lighting,Separate Entrance,Storage

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| 3pc Ensuite bath | Main | 24`7" x 22`5" |
| Bedroom | Main | 35`0" x 27`1" |
| Dining Room | Main | 48`2" x 39`8" |
| Living Room | Main | 50`4" x 58`0" |
| 2pc Bathroom | Lower | 13`1" x 26`6" |
| Bedroom | Lower | 38`10" x 35`3" |
| Game Room | Lower | 57`8" x 42`11" |

| Room | Level | Dimensions |
|--------------------------|--------------|------------------------|
| 4pc Bathroom | Main | 16`2" x 26`0" |
| Bedroom | Main | 28`2" x 38`0" |
| Kitchen | Main | 62`1" x 42`1" |
| Bedroom - Primary | Main | 39`4" x 43`6" |
| Bedroom | Lower | 33`11" x 36`11" |
| Den | Lower | 36`4" x 24`1" |
| Storage | Lower | 47`0" x 81`6" |

Furnace/Utility Room

Lower

57` 2" x 43` 6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7410992

Zoning:

R-CG

Remarks

Pub Rmks:

Nestled in the heart of Calgary's desirable Queensland community, this spacious bungalow offers a harmonious blend of comfort, convenience, and charm. Boasting nearly 1,400 sq ft of living space, this home is perfect for families or those who love to entertain. With five bedrooms, including a massive primary retreat, and three full bathrooms, there's room for everyone to enjoy their own space. The kitchen is a true chef's delight, featuring a 2024 dishwasher, soft-close cabinets, a custom-built pantry, and ample storage to keep everything organized. The instant hot water tap adds a modern touch of convenience, ensuring your culinary adventures are as efficient as they are enjoyable. Step outside to a backyard oasis that promises privacy and tranquility. In the summer, lush foliage transforms the yard into a secluded retreat, complete with a fully stocked firewood rack ready for cozy evenings by the fire. The front yard is equally inviting, showcasing a Zen garden with a built-in privacy screen to create a peaceful escape from the bustle of front traffic. Located on a quiet street, this home is a mere three-minute walk to an off-leash dog park and just five minutes from the stunning Fish Creek Park. Everyday errands are a breeze with Deer Valley Shopping Centre conveniently nearby. The single attached garage with front access adds to the home's practicality. Whether you're enjoying the serenity of the private backyard, the thoughtful details throughout the home, or the unparalleled location, this bungalow offers a lifestyle of ease and enjoyment in one of Calgary's most beloved communities. Don't miss out on this incredible home - call your favorite realtor today!

Inclusions:

Property Listed By:

Gas BBQ, Deep Freezer, Fridge in the basement, Fireplace screen and tools, Coat hanger in the front entry, shelves under the tv.

TREC The Real Estate Company

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













