

428 Queen Anne Way SE
Calgary, Alberta

MLS # A2291229



\$849,500

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|------------------|----------------------------------------------------------------------------------|---------------|-------------------|
| Division: | Queensland | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,205 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Alley Access, Double Garage Detached, Driveway, Paved, Single Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Private | | |

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound | | |
| Inclusions: | Outdoor Shed, TV Wall Mounts | | |

Welcome to this exceptionally renovated 4-bedroom home situated on a premium corner lot in the established community of Queensland, which is framed by mature trees adding a feeling of natural charm. Thoughtfully upgraded throughout, this home blends modern design with timeless comfort. You'll feel the warm, inviting atmosphere the moment you step inside, highlighted by bright recessed lighting, natural light, high vaulted ceilings, and custom in-ceiling speakers. On the main floor, the spacious primary retreat with a striking feature wall truly stands out! The spa inspired ensuite features a walk-in glass shower, deep soaker tub, a double vanity with elegant finishes and a dream walk-in closet. Paired with a second bedroom and a seamless flow from the kitchen to the living room, which is filled with bright south-facing sunlight. The fully developed lower level creates the perfect gathering space, complete with a stylish wet bar and cozy lounge area ideal for hosting family & friends. Finishing off the basement with 2 full bedrooms, laundry and storage. Step outside to your covered outdoor oasis, a peaceful extension of the home- perfect for enjoying Calgary's summer evenings. The expansive corner lot provides additional yard space for recreation and outdoor living, all enclosed by a brand-new fully fenced backyard with an oversized double gate for easy trailer or small equipment access. The home's exterior showcases Hardie board siding, providing exceptional durability along with a clean, upscale aesthetics designed to stand the test of time. Inside all major appliances, drywall, windows, spray foam insulation, HVAC, hot water tank, plumbing pipes, electrical wiring, and roof have been updated within the past two years offering peace of mind and modern efficiency. Those hot Alberta summers are no match for the recently installed central

AC! Families, car enthusiasts and hobbyists will appreciate the rare garage configuration that offer's a double oversized detached garage plus a single attached garage, both featuring durable epoxy floors. The single attached garage offer's the added convenience of a functional boot room entry into the home. With its proximity located just a short walk from a dog park, Fish Creek Provincial Park, schools, pathways and everyday amenities, this home delivers the perfect balance of nature, convenience, and refined living in one of Calgary's most welcoming communities. Beautifully upgraded, perfectly located, and thoughtfully designed, this is a rare opportunity to own a truly standout home in Queensland.