

**435 Queensland Road SE**  
**Calgary, Alberta**

**MLS # A2184246**



**\$780,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to the charming community of Queensland &ndash; your dream home awaits! Nestled on a quiet street and close to shopping, playgrounds, and schools, you'll find 435 Queensland Road, an ideal home for families or those seeking versatility and style. This beautifully remodeled property boasts a massive frontage and mature treed front yard, offering excellent accessibility to the surrounding amenities. Recent upgrades include new interior and exterior paint, new windows, and modern lighting fixtures throughout, ensuring a fresh and contemporary feel. The updated home also features a brand-new kitchen and bathrooms, seamlessly combining modern design with timeless comfort. Upon entering, you'll be greeted by an abundance of natural light cascading through the open-concept kitchen, living, and dining area. The new kitchen features sleek cabinetry, quartz countertops, and a massive island, elevating its functionality and aesthetic. Brand-new flooring and high-end ceramic tiles flow seamlessly throughout, creating a cohesive and welcoming atmosphere. The living space is enhanced by a wood-burning fireplace, perfect for cozy evenings. The main floor has been reimagined to include two spacious bedrooms, including a light and airy primary suite with an ensuite bathroom. Across the hall, the second bedroom offers flexibility for use as a guest room, home office, or personal retreat. The updated 4-piece bathroom on this level is tastefully designed with modern finishes and fixtures. The lower level expands the possibilities for this home, now featuring two additional bedrooms, a large family room bathed in natural light, and a remodeled 3-piece bathroom. With its open layout and private spaces, the lower level is ideal for a growing family, house guests, or even multi-generational living. The oversized flex space is ready to

accommodate your needs &ndash; think fitness studio, media room, or creative workspace. With the option to easily convert the property into two separate units, this home offers excellent potential for rental income, shared living, or independent spaces for extended family members. Outside, the backyard is a true showstopper. The professionally landscaped yard includes a dimensional retaining wall, ensuring low maintenance and structural integrity. The oversized patio and deck are perfect for entertaining, complete with fire pit, and natural gas barbecue connection. Fruit trees and raspberry bushes lend a vibrant, orchard-like feel, while the leveled yard invites play and relaxation. The insulated, detached two-car garage is an auto enthusiast&rsquo;s dream, and the adjacent gravel parking pad provides space for recreational vehicles, trailers, or additional vehicles &ndash; expanding the possibilities beyond the average single-family home. Whether you&rsquo;re seeking a stunning family home, a multi-generational living solution, or a property with income potential, this home checks all the boxes. Don&rsquo;t delay &ndash; schedule your private showing tod