



## 307 Queensland Circle Calgary Alberta

\$649,900

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 additi...

Family room 24.17 Ft x 18.17 Ft

Bedroom 11.00 Ft x 7.67 Ft

Bedroom 17.58 Ft x 12.67 Ft

3pc Bathroom 7.58 Ft x 5.42 Ft

Furnace 11.33 Ft x 10.58 Ft

Living room 14.92 Ft x 13.83 Ft

Dining room 11.33 Ft x 8.33 Ft

Primary Bedroom 13.17 Ft x 11.00 Ft

Bedroom 11.08 Ft x 7.92 Ft

Bedroom 10.08 Ft x 7.92 Ft

Foyer 7.17 Ft x 3.50 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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REALTY

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Kitchen 13.33 Ft x 10.00 Ft