



## 223 Queensland Circle Calgary Alberta

\$599,000

Welcome to this charming Bi-level with over 2200 sqft of developed living space. Perfectly located on a nice quiet street, large lot with an oversized double detached garage ( 23' 5" X 21' 5") Close to amenities such as; schools, walking paths and loads of shopping only minutes away. Various updates have been completed over the years these include; windows (bsmt 2015/ above 2012), water softener (2012), hot water tank (2021), Shingles (house 2016/ Garage 2021) Dishwasher, Microwave and Stove (2022) Vinyl plank flooring (2024) Complete with a Freshly painted interior. This home boasts a total of 4 bedrooms (3 up/ 1 down) plus 2.5 bathrooms. Ideal and versatile space to fit all family styles. 2 large family living rooms plus an additional private work/office area in the basement. The home features 2 fireplaces both wood-burning. Formal dining room setting offers a nice space for all the gatherings around the table. The kitchen has be freshed up and brought to life with a wonderful 2 tone paint feature plus new backsplash to polish off the look. You will love the built-in breadbox, built-in paper towel holder plus a built-in pantry. The main floor consist of 3 large bedrooms. The master bedroom has a 2pc ensuite, a good sized closet and enough space for a king size bedroom set. 2 additional bedrooms have easy access to the main 4pc bathroom featuring a skylight. Developed basement has spacious family room, a wood-burning fireplace. The fourth bedroom has two windows and access to the 4pc bath right across the hall. The North/West-facing backyard has stepping stone pathways, mature greenery and a nice private setting. Last but not least and very important, there is room to park your RV or boat o...

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 22.25 Ft x 14.33 Ft

Bedroom 9.75 Ft x 17.17 Ft

2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.83 Ft x 13.17 Ft

Bedroom 13.42 Ft x 8.75 Ft

Bedroom 12.08 Ft x 8.75 Ft

Living room 16.08 Ft x 15.17 Ft

Listing Presented By:



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RE/MAX iRealty Innovations



**Real Estate Professionals Inc.**

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