



# 406 Queensland Place Calgary Alberta

\$669,900

Welcome to this beautifully maintained home tucked away on a quiet cul-de-sac in the desirable community of Queensland, set on a large corner lot just minutes from Fish Creek Park. With thoughtful updates, incredible outdoor living spaces, and a meticulously cared-for interior, this home offers comfort, functionality, and outstanding value. The property features an oversized double detached garage that is heated, insulated, and offers extra storage, along with an additional backyard parking pad perfect for an RV, extra vehicles, or even a basketball area. The yard enjoys full south sun throughout the day, creating the perfect setting for relaxing, entertaining, and gardening. Inside, the main living space is warm and inviting with vinyl plank flooring, cozy carpeted areas, built-in cabinetry, and a stunning three-sided gas fireplace that creates a beautiful focal point between the living areas. A TV nook adds a functional touch for modern living. Triple-pane windows (in select areas) with California shutters enhance both energy efficiency and style. The tastefully updated kitchen features ceiling-height wood cabinetry, quartz countertops, tile backsplash, built-in microwave, JennAir stove with downdraft ventilation, and Kenmore refrigerator and dishwasher. From the dining area, a sliding French patio door with built-in blinds leads to the backyard. Step outside to enjoy an exceptional outdoor retreat, including low-maintenance Trex decking, a covered deck for year-round BBQs, and a stunning three-season room perfect for entertaining or relaxing in comfort. The yard also features a firepit area, garden space, underground irrigation system, and newer fencing, creating a private and functional outdoor oasis. Upstairs you'll find two bedrooms, including a spacious primary bedroom with California shutters and a large closet, connected to a cheater-style 4-piece bathroom. The...

3pc Bathroom 7.33 Ft x 4.83 Ft

Bedroom 11.50 Ft x 11.42 Ft

Bedroom 12.42 Ft x 11.08 Ft

Family room 23.25 Ft x 12.50 Ft

Recreational, Games room 21.08 Ft x 12.75 Ft

Furnace 6.67 Ft x 7.67 Ft

Bedroom 13.00 Ft x 11.50 Ft

Dining room 10.25 Ft x 15.33 Ft

Kitchen 8.42 Ft x 15.33 Ft

Laundry room 5.67 Ft x 11.92 Ft

Living room 20.25 Ft x 15.00 Ft

Primary Bedroom 12.00 Ft x 11.92 Ft

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Listing Presented By:



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4pc Bathroom 8.83 Ft x 5.00 Ft

Sunroom 13.75 Ft x 11.83 Ft