



428 Queen Anne Way Calgary Alberta

\$869,900

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...

3pc Bathroom 6.75 Ft x 8.50 Ft

Bedroom 9.25 Ft x 14.50 Ft

Bedroom 12.83 Ft x 14.25 Ft

Recreational, Games room 25.92 Ft x 24.92 Ft

Laundry room 12.33 Ft x 6.92 Ft

5pc Bathroom 13.50 Ft x 7.42 Ft

4pc Bathroom 5.08 Ft x 7.92 Ft

Primary Bedroom 11.33 Ft x 14.75 Ft

Bedroom 10.08 Ft x 11.33 Ft

Living room 23.50 Ft x 13.50 Ft

Dining room 13.42 Ft x 7.00 Ft

Kitchen 13.42 Ft x 9.92 Ft

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