

112 Queen Anne Place SE
Calgary, Alberta

MLS # A2193054



\$689,900

Division:	Queensland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,164 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: In the Basement: stove electric, hood fan, refrigerator,

Welcome to this charming bi-level home, offering over 2,000 sq. ft. of developed living space. Ideally located on a quiet cul-de-sac, this property sits on a large lot and features an oversized double detached garage (24'4" x 24'7"). With schools, walking paths, and various shopping options just minutes away, convenience is at your doorstep. This home has seen several updates in recent years, including newer vinyl windows on the main level (except for the living room window), updated flooring, custom millwork, roof shingles, hot water tank, light fixtures, heated floor in the upper and basement kitchen, and a freshly painted interior. It boasts a total of 5 bedrooms (3 upstairs, 2 downstairs) and 3 bathrooms, offering versatile space to suit any family. On the main level, you'll find a spacious living room with built-in bookcases, a formal dining room perfect for gatherings, and a kitchen that's been refreshed with gray paint and stainless steel appliances. The large primary bedroom features a 3-piece ensuite and a closet. Two additional bedrooms offer easy access to the main 4-piece bathroom. Hickory hardwood and ceramic tile flooring flow throughout the main level. The fully developed basement includes an illegal suite with a spacious family room, kitchen area, two bedrooms, and a 3-piece bathroom. A large utility and laundry room completes this level. Step outside to the stunning south-facing backyard, where you'll find a massive deck (23'4" x 16'7"), concrete sidewalks, and privacy trees (Swedish Aspen planted just three years ago). Finally, the double detached heated garage comes with shelving making it the perfect space for vehicle enthusiasts. Whether you're seeking a beautiful family home, a multi-generational living solution, or a property with income potential, this home truly offers it all. Don't miss out on this opportunity!