

116 Queen Anne Road SE
Calgary, Alberta

MLS # A2266772

\$735,786

Division:	Queensland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,202 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: -

Fully Renovated 4-Level Split | Legal Basement Suite | Oversized Double Garage | 5 Bedrooms, 4 Full Baths | Park Just Across the Street

This beautifully renovated 4-level split house, showcases exceptional upgrades throughout. Upon entering, you are welcomed by a cozy living room featuring an electric fireplace, complemented by a stylish modern kitchen and a dining area that harmoniously blend comfort and elegance. The upper level boasts two generously sized bedrooms and a full bathroom, while the master suite offers a luxurious retreat, complete with its own ensuite bathroom for added privacy. On the third level you will find a legal basement suite with separate entrance, which includes a warm family room, an additional bedroom, and a full bathroom. The fourth level is designed with functionality in mind, featuring a complete kitchen, another bedroom, and a full bathroom making it perfect for guests or rental opportunities. The backyard serves as a serene escape, featuring an oversized double garage, a concrete patio, providing abundant outdoor space for relaxation and entertainment.

Upgrades Include: - New Furnace (Main and second floor) - Second New Furnace (Legal Suite) - New Hot Water Tank - Brand New Appliances - New Roof (House & Garage) - New Vinyl Siding (House) - Front Concrete Steps, Sidewalks, and Back Patio

Nestled in a mature neighborhood close to schools, parks, and amenities, this home masterfully combines comfort and convenience. Don't miss your chance to make it yours — book your private showing today!