

**60, 123 Queensland Drive SE
Calgary, Alberta**

MLS # A2304783



\$350,000

Division:	Queensland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

OPEN HOUSE SAT 12-2PM, SUN 1-4PM Step into refined comfort and effortless living with this stunning, fully updated townhouse nestled in the established community of Queensland. Boasting over 1,500 SqFt of meticulously developed space, this home offers a seamless blend of modern elegance and everyday functionality. The expansive main floor welcomes you with a large living room that flows smoothly into an inspiring kitchen. Here, you will find beautiful wood cabinetry perfectly complemented by a sleek tiled backsplash and premium stainless steel appliances. Updated luxury vinyl plank flooring, crisp fresh paint, newer windows and modern new lighting run throughout the space, creating a bright and inviting atmosphere that makes entertaining an absolute pleasure. Retreat to the upper level to discover a generously sized master bedroom featuring elegant mirrored wardrobes that amplify the room's natural light. Two additional spacious bedrooms provide plenty of room for family, guests, or a creative studio. A beautifully renovated family bathroom completes the upper floor, offering a tranquil space to start and end your day. The fully finished basement elevates your lifestyle even further. An expansive open family room comes fully wired for sound, making it the ultimate setting for movie nights or hosting friends. This lower level also provides ample room to design your ideal home gym or private office to suit your daily needs. The designated laundry area includes brand-new appliances to make household chores a breeze. Outside, you benefit from a convenient parking spot right at your doorstep, along with abundant guest parking for your visitors. Step into your own private oasis with a lovely backyard featuring a lush grassy lawn and a welcoming patio—perfect for relaxing, entertaining, or enjoying a peaceful morning coffee. The location truly

sets this property apart and caters to a vibrant lifestyle. Enjoy fantastic shopping and exceptional eateries just moments away at Deer Valley Market Place. When you crave the outdoors, take a short stroll to immerse yourself in the lush natural beauty of Fish Creek Park. Commuting across the city is completely effortless with quick access to Bow Trail, Deerfoot Trail, and the Canyon Meadows LRT.