



GRASSROOTS
REALTY GROUP

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387 Templeview Drive NE
Calgary, Alberta

MLS # A2264970



\$749,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	4
Garage:	Garage Door Opener, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	all appliances		

Fully renovated 5-bedroom, 4-bathroom luxury home designed for comfort and style. The main floor features a chef's kitchen with large island, premium cabinetry, stainless steel appliances, engineered hardware, and elegant electric fireplace. Upstairs, the primary retreat offers a walk in closet and spa-inspired ensuite. The fully finished walk up basement has a separate grade-level entrance one bedroom, one full full bath (legal suite) with it's own laundry - Ideal for multi-generational living with income potential. Outside features a rear double detached garage, insulated and drywalled, new stucco exterior finish, and all new windows and doors throughout the home. Additional highlights include comprehensive interior/exterior renovations completed within the last 30 days.