



GRASSROOTS
REALTY GROUP

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387 Templeview Drive NE
Calgary, Alberta

MLS # A2274204



\$749,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,184 sq.ft.	Age:	1978 (47 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:	Full	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:	NA		

This fully renovated 5-bedroom, 4-bath luxury home has been redesigned for modern comfort and style. The main floor showcases a chef's kitchen with a large apron sink, premium cabinetry, stainless steel appliances, quartz countertops, and luxury vinyl (LVP) flooring, all centered around custom feature wall with an elegant electric fireplace. Every inch of the home has been upgraded, including new exterior stucco, roof, windows, and doors, along with a complete interior overhaul featuring new paint, carpentry, drywall, and interior doors. Upstairs, the primary suite serves as a private retreat, complete with a walk-in closet and a spa-inspired ensuite. The fully finished walk-up LEGAL SUITE BASEMENT offers its own grade-level entrance and includes two bedrooms, a full bathroom, laundry, and a kitchen—currently rented for \$1,700/month. Mechanical upgrades include brand-new dual high-efficiency furnaces and a new hot water tank. Outside, you'll find a rear double detached garage that's insulated and drywalled, along with fresh stucco and new windows and doors throughout the exterior. All interior and exterior renovations were completed within the last 90 days.