



**38 Templeson Crescent NE  
Calgary, Alberta**

**MLS # A2151986**



**\$619,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

FULLY RENOVATED | 4 BEDROOM 2.5 BATHROOM | HIGH END FINISHES | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE, SEPARATE LAUNDRY | DOUBLE DETACHED GARAGE | LOCATED ON A QUIET STREET, Step into your FULLY RENOVATED home with NEW STAINLESS STEEL APPLIANCES and NEW LIGHT FIXTURES. This home is a perfect HIGH QUALITY STARTER HOME OR INVESTMENT! A LARGE LIVING AREA adding a warm touch to the home and windows that bring in a lot of natural light. The MAIN LEVEL also features a 2 PC bathroom with its SEPARATE LAUNDRY! The spacious TWO - TONE Kitchen is complemented with a dining area and access to the LARGE DECK and DOUBLE DETACHED GARAGE!!! The second floor features 3 spacious bedrooms with a full bathroom! the LARGE Master Bedrooms features many upgrades such as a beautiful feature wall, a private desk area, and a CUSTOM CLOSET ORGANIZER! LOTS OF STORAGE AREA for you personal items! The ILLEGAL BASEMENT SUITE features a separate entrance and separate laundry! The suite is cozy and has lots of potential to be rented out!this home which is conveniently located close to schools, shopping and is easily accessible. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST LONG!