

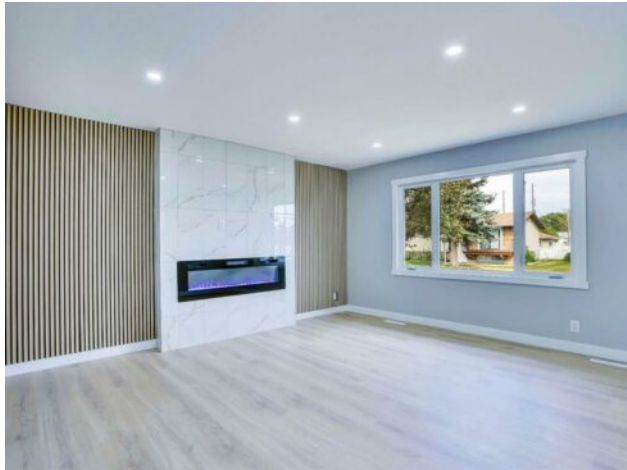


GRASSROOTS
REALTY GROUP

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**1615 Rouleau Crescent SE
Calgary, Alberta**

MLS # A2159527



\$678,888

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1964 (60 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Off		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Garden, Low Maintenance Landscape, Landsc		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows

Inclusions: N/A

| FULLY RENOVATED | 6 BEDROOMS | 3 BATHROOMS | 2 LAUNDRIES | BRAND-NEW DOUBLE CAR GARAGE | LIVE UP/RENT DOWN | Welcome to your extensively renovated bungalow on a quiet street in the amenity rich community of Radisson Heights/Albert Park. Situated on a massive 50ft x 105ft lot, this home has undergone a complete transformation that combines modern living and exceptional functionality. Quality craftsmanship and high-end finishes are exemplified throughout the renovations which include NEW LVP FLOORING, HIGH GLOSS CABINETS, QUARTZ COUNTERTOPS, UPDATED ELECTRICAL AND PLUMBING, NEWER WINDOWS, NEWER ROOF, KNOCKDOWN CEILINGS and more! Stepping inside on the main floor of this home you’re greeted by your spacious living room that is flooded with natural light and features a beautiful electrical fireplace and premium white oak wall panels. Just off the living room you’ll find a conveniently located half bathroom/powder room. The living room flows beautifully into your stunning kitchen which is a chefs dream with its large peninsula, ample counterspace and BRAND-NEW STAINLESS-STEEL APPLIANCES. The sizable master bedroom features a large closet and overlooks your massive backyard providing excellent functionality and privacy. Finishing up on the main floor, you’ll find 2 more generously sized bedrooms, a full 4-piece bathroom and your own laundry room. Heading downstairs you’ll find an illegal basement suite with a separate entrance that is just as impressive as the upper floor. The illegal suite contains a sleek, large kitchen which flows right into a massive living area. Additionally, you’ll find 3 big bedrooms with NEW EGRESS WINDOWS, one 3-piece full bathroom and a second separate laundry area making it the ideal space

for large families or potential renters. The spacious backyard is fully fenced offering privacy and plenty of room for your family and pets to enjoy. Additionally, back here you'll find a BRAND-NEW OVERSIZED DOUBLE DETACHED GARAGE that is big enough to store all your toys or to use as a workshop. Located within walking distance to parks, playgrounds, schools, shopping centres, restaurants, LRT train stations and just a 7-minute drive to downtown, you don't want to miss the opportunity to make this home yours! Book a showing with your favourite realtor today.