



## 38 Templeson Crescent Calgary Alberta

\$599,900

FULLY RENOVATED | 4 BEDROOMS 2.5 BATHROOMS | POTENTIAL \$4300 + CASHFLOW | ILLEGAL SUITE with SEPARATE ENTRANCE / SEPARATE LAUNDRY | DOUBLE DETACHED GARAGE | QUIET STREET Welcome to this exceptional, fully renovated home, where modern luxury meets functional design. Located on a tranquil street, this property offers over 1,900 square feet of thoughtfully upgraded living space, making it a perfect choice for a high-quality starter home or a lucrative investment opportunity. As you enter, you'll be greeted by a spacious and inviting living area, adorned with large windows that allow natural light to pour in, creating a warm and welcoming atmosphere. The home features a sleek, contemporary design with new stainless steel appliances and stylish light fixtures throughout. The main level is designed for convenience and comfort, featuring a generous two-tone kitchen that combines aesthetics with functionality. This kitchen is complemented by a dining area and provides direct access to a large deck and a double detached garage, making it ideal for both everyday living and entertaining. The main level also includes a well-appointed 2-piece bathroom and a separate laundry area, ensuring that daily chores are handled with ease. Upstairs, you'll find three spacious bedrooms, each designed with comfort and privacy in mind. The master bedroom is a true retreat, featuring an elegant feature wall, a dedicated private desk area, and a custom closet organizer to accommodate all your storage needs. The second floor also includes a full bathroom, serving the other two bedrooms with ample space and style. The fully finished basement adds significant value to this home with its illegal suite. This illegal suite is equipped with a separate entrance and its own laundry facilities, providing a cozy and private living space with excellent rental potential. Whether you choose to accommodate extend...

4pc Bathroom 1.50 M x 2.84 M

Bedroom 2.11 M x 3.79 M

Bedroom 2.59 M x 3.07 M

Primary Bedroom 4.80 M x 3.73 M

3pc Bathroom 1.45 M x 2.44 M

Bedroom 4.40 M x 2.69 M

Recreational, Games room 4.42 M x 3.68 M

Furnace 2.54 M x 2.19 M

2pc Bathroom 2.01 M x 1.60 M

Dining room 2.74 M x 3.00 M

Kitchen 2.06 M x 3.73 M

Living room 3.66 M x 6.45 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX**  
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Kitchen 1.83 M x 1.60 M