



# 1615 Rouleau Crescent Calgary Alberta

\$659,999

| 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. Addi...

3pc Bathroom 8.75 Ft x 4.33 Ft

Bedroom 12.33 Ft x 9.00 Ft

Bedroom 10.42 Ft x 9.08 Ft

Bedroom 14.25 Ft x 10.50 Ft

Kitchen 10.33 Ft x 9.08 Ft

2pc Bathroom 4.92 Ft x 3.67 Ft

4pc Bathroom 9.42 Ft x 7.42 Ft

Bedroom 11.08 Ft x 10.00 Ft

Bedroom 11.08 Ft x 9.08 Ft

Kitchen 12.83 Ft x 13.08 Ft

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

Listing Presented By:



Originally Listed by:  
Town Residential



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 13.92 Ft x 16.08 Ft

Furnace 8.92 Ft x 6.92 Ft

Living room 15.25 Ft x 14.00 Ft

Primary Bedroom 13.08 Ft x 9.08 Ft