



THE
A-TEAM

**RE/MAX
FIRST**

38 TEMPLESON Crescent, Calgary T1Y 5L8

MLS® #: **A2177184** Area: **Temple** Listing Date: **11/05/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **2,518 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, City Lot, Few Trees, Front Yard, Landscaped**
 Park Feat: **Double Garage Detached**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Washer/Dryer**
 Int Feat: **Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 5`3"	Dining Room	Main	9`0" x 9`10"
Kitchen	Main	6`9" x 12`3"	Living Room	Main	12`0" x 21`2"
4pc Bathroom	Second	4`11" x 9`4"	Bedroom	Second	6`11" x 12`5"
Bedroom	Second	8`6" x 10`1"	Bedroom - Primary	Second	15`9" x 12`3"
3pc Bathroom	Basement	4`9" x 8`0"	Bedroom	Basement	14`5" x 8`10"
Kitchen	Basement	6`0" x 5`3"	Game Room	Basement	14`6" x 12`1"
Furnace/Utility Room	Basement	8`4" x 7`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8010774

Remarks

Pub Rmks: **FULLY RENOVATED | 4 BEDROOM 2.5 BATHROOM | HIGH END FINISHES | ILLEGAL BASEMENT SUITE | UP TO 3 INCOME SOURCES | SEPARATE ENTRANCE - SEPARATE LAUNDRY | DOUBLE DETACHED GARAGE | BACK LANE | ALMOST 1800 SQFT of LIVABLE SPACE** 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! As you enter through the Foyer you are welcomed with a LARGE LIVING AREA adding a warm touch to the home and BRAND-NEW WINDOWS that bring in a lot of natural light. Your dining area opens next to the large deck. The spacious TWO - TONE Kitchen is complemented with a dining area and access to the LARGE DECK and DOUBLE DETACHED GARAGE!!! The MAIN LEVEL also features a 2 PC bathroom with its own SEPARATE LAUNDRY! 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 your personal items! The ILLEGAL BASEMENT SUITE features a SEPARATE ENTRANCE and SEPARATE LAUNDRY! The illegal suite is cozy and has lots of potential to be rented out! The GARAGE and BACK LANE completes the home. This home is conveniently located close to schools, shopping and is easily accessible.

Inclusions:
Property Listed By: **N/A**
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









