



**GRASSROOTS**  
REALTY GROUP

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**196 Templevale Road NE**  
**Calgary, Alberta**

**MLS # A2230284**



**\$475,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** TV and TV Mount in Bedroom, Garage Heater, TV in built in book shelf, A/C.

Beautifully renovated over the years from top to bottom, this original-owner bi-level home offers tremendous value in a compact package! Featuring many updates throughout including most windows, a high-efficient furnace, central air conditioning, on-demand hot water, roof shingles on both house and garage in the past 10 years, and much more! Gleaming hardwood floors adorn the main level which features a renovated eat-in kitchen boasting granite counters, a gas range and corner pantry. The adjoining living room, featuring a gas fireplace, is bathed in natural light thanks to large south-facing windows. Two bedrooms a full bathroom complete the upper level. The lower level includes a private exterior entrance with direct access to the side yard, providing future rental potential or extended family living. The stunning primary bedroom offers a generous walk-in closet and a luxurious en-suite with heated floors, a custom-tiled shower, and deep air-jetted soaker tub. The spacious family room features another gas fireplace, wet bar, and large above-grade windows that bring in plenty of natural light. The heated 18'x22' detached garage, currently set up with a single overhead door, offers the potential to convert into a double garage. Located just a short walk from Annie Foote Elementary School (K&dash;6), parks, playgrounds, public transit, and other great amenities. Don't miss out&mdash;contact your favorite Realtor today to schedule a viewing!