



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**619 Templeside Road NE**  
**Calgary, Alberta**

**MLS # A2235845**



**\$583,800**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Washer, Dryer, Refrigerator x2, Microwave Hood Fan x2, Electric Range, Dishwasher, Electric Cooktop

FULLY RENOVATED!! ILLEGAL BASEMENT SUITE!! MASSIVE ELEVATED DECK EXTENDING STRAIGHT FROM THE HOUSE TO THE ROOFTOP OF THE DETACHED DOUBLE OVERSIZED GARAGE!! OVER 1600+ SQFT OF LIVING SPACE!! 4 BED 2 BATH!! LAUNDRY ON BOTH LEVELS!! MASSIVE ELEVATED DECK EXTENDING STRAIGHT FROM THE HOUSE TO THE ROOFTOP OF THE DETACHED DOUBLE OVERSIZED GARAGE!! Step inside this updated bi-level in Temple with a clean, functional layout and fresh finishes throughout. The main floor offers a bright living room, a modern kitchen with upgraded appliances and a sleek design, a dining area and a mudroom—with laundry right on the main level. There are 2 BEDROOMS up, including a spacious PRIMARY BEDROOMS and a fully renovated 5PC BATH. Sliding doors from the dining room and a second door from the mudroom leads you to a HUGE BACK DECK—raised and running level with the main floor, continuing straight across expanding over ENTIRE ROOF OF THE DOUBLE DETACHED OVERSIZED GARAGE. It's a unique setup that creates an oversized outdoor space you won't see often. Stairs lead down to the large, fully fenced backyard—perfect for summer hangouts, kids, pets or extra storage. The basement includes a second kitchen, rec room, 4-piece bath, one bedroom, a den can be used as bedroom and another laundry setup. Great flexibility for extended family or rental use. Located close to schools, shopping, parks, and playgrounds, with tons of space inside and out—this one stands out for all the right reasons. A GREAT HOME, AN INCREDIBLE DECK AND A FANTASTIC LOCATION —MAKE IT YOURS TODAY!

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