

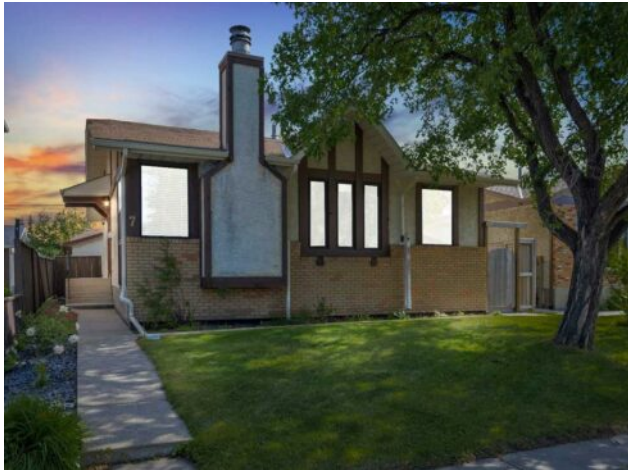


GRASSROOTS
REALTY GROUP

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7 Templemont Way NE
Calgary, Alberta

MLS # A2237015



\$574,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Wall mounted TV in primary bedroom, storage shed

Charming, well-maintained bungalow on a peaceful street in Temple. This home features a stucco exterior, 3 bedrooms, and 1 full bathroom on the main level, along with a kitchen, dining room, and spacious living room with a wood-burning fireplace. The finished basement includes a large rec room with another wood-burning fireplace, 1 bedroom, a 3-piece bathroom, and laundry. Updates include a furnace, main-level windows, and shingles (~10 years old), a new hot water tank (2025), and garage roof shingles (~1 year old). Enjoy a beautiful deck and private backyard with a large double detached garage. Close to all amenities, this home is a must-see!