



**GRASSROOTS**  
REALTY GROUP

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**66 Templeby Way NE**  
**Calgary, Alberta**

**MLS # A2239110**



**\$514,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Str		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NONE

This bright and welcoming detached home is perfectly located directly across from a school, playground, and school bus stop &ndash; ideal for families! With quick access to 68 Street, 52nd Street, and Stoney Trail, commuting and daily errands are a breeze. Plus, you're just minutes away from nearby shopping plazas. The main floor features three spacious living areas, a dining room, a functional kitchen, and a convenient powder room. Upstairs, you'll find three comfortable bedrooms and a full bathroom &ndash; perfect for growing families. The fully finished basement includes an additional room and a cozy family room, offering even more living space. Enjoy summer BBQs on the concrete patio in the backyard, and take advantage of the oversized 24x24 double garage &ndash; ideal for extra storage or large vehicles. This home is vacant and ready for quick possession. Don&rsquo;t miss out &ndash; call today to book your private viewing before it's gone!