



**GRASSROOTS**  
REALTY GROUP

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

**7 Templemont Way NE**  
**Calgary, Alberta**

**MLS # A2242065**



**\$549,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Separate Entrance, Storage		

**Inclusions:** Kitchen Island, Freezer in Basement, TV & TV Mounts (2), Storage Shed, Cabinets in dining room (2), Cabinet in hallway (2)

START THE CAR - Incredible value for this beautifully maintained home in Temple! Located on a quiet street, this property has sturdy stucco and brick exterior and offers easy access to all amenities. Immaculate condition with all the expensive, big ticket items replaced for you! The main floor boasts newer windows, a charming kitchen and a cozy wood burning fireplace. All 3 bedrooms are spacious and there is a patio door leading out to your sunny, South-facing deck. SEPARATE ENTRANCE to the basement, which features a large family room, 4th bedroom (window not egress) and 3-pc washroom with updated walk-in shower. Storage room comes equipped with a stand-up freezer. There is an OVERSIZED (24x22 ft) DOUBLE CAR GARAGE and storage shed in the backyard. Other updates include: NEW HOT WATER TANK (2025), NEW SHINGLES ON GARAGE (2024), NEWER WINDOWS, HIGH EFFICIENCY FURNACE, WATER SOFTENER & WATER PURIFIER. This is a wildly convenient location, near schools, parks, shopping, doctors and major roadways. And the street itself is home to friendly, longterm neighbours. You will love living here. Book a showing before it's too late! \*CHECK OUT THE 3D VIRTUAL TOUR AND OUR OPEN HOUSE!\*