



GRASSROOTS
REALTY GROUP

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**3 Templemont Way
Calgary, Alberta**

MLS # A2242794



\$595,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,441 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry		

Inclusions: N/A

Modern Elegance in a Prime Location This beautifully designed home features soaring 9-ft ceilings, sleek modern lighting, and a bright open-concept layout. Luxury vinyl plank floors and large windows create a warm, welcoming space throughout the main level. The chef's kitchen boasts quartz countertops, white cabinetry, stainless steel appliances, and a large island — perfect for entertaining. The spacious living and dining areas are anchored by a stunning fireplace, while a separate family room offers flexibility as an office or second lounge. Upstairs, the luxurious primary suite includes a spa-like ensuite and a large walk-in closet. Enjoy a private, fenced backyard with a deck ideal for outdoor gatherings, plus a detached garage for easy parking. Located within walking distance to daycare, schools, parks, and public transit — this home has it all. Book your showing today!