



GRASSROOTS
REALTY GROUP

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5811 Templehill Road NE
Calgary, Alberta

MLS # A2245497



\$619,900

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,042 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Anything as shown in listing photos will stay, TV Stand(s)

| 4 BEDS | 3.5 BATHS | SUITED | SEPARATE ENTRANCE, LAUNDRY, & KITCHEN | DOUBLE DETACHED GARAGE | Located in the community of Temple, this 4-level split offers vaulted ceilings and large windows that bring in plenty of natural light. The main floor features a bright living area and a kitchen with stainless steel appliances and soft-close cabinetry. Upstairs, you'll find two good-sized bedrooms, including a primary with a private 2-piece ensuite, along with a full 4-piece bathroom. The lower levels offer another living space, second kitchen, laundry, and two additional bedrooms—one with its own 3-piece ensuite. Another 3-piece bathroom completes the layout. A side entrance provides added convenience, while the large double detached garage and two extra parking spots offer plenty of room for vehicles. Conveniently located close to schools, parks, shopping, and more, book your showing today!