



GRASSROOTS
REALTY GROUP

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440 Templeton Road NE
Calgary, Alberta

MLS # A2246544



\$665,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Reverse Pie Shaped		

Heating:	Mid Efficiency, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Storage

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

Inclusions: refrigerator in suite

Homes of this size — over 1,900 square feet above grade — are virtually unheard of in Temple and the surrounding area, especially ones that offer this level of space, comfort, and versatility. This massive two storey home is a standout, offering three spacious bedrooms upstairs, two full bathrooms on the upper level, a convenient two-piece powder room on the main floor, and an illegal basement suite with two bedrooms and a three-piece bath — perfect for extended family, guests, or potential rental income. Step inside and you'll appreciate the many upgrades, starting with the modernized kitchen featuring granite countertops, newer stainless steel appliances, and ample cabinet space. The main floor boasts lovely laminate flooring, a formal dining room, a welcoming living room, and a cozy family room complete with a fireplace — ideal for both entertaining and relaxing. All the windows on the second level have been replaced recently as well. Your primary bedroom upstairs is ready for any "King Sized" bed and boasts it's own 3 pc ensuite. This home stays cosy and comfortable every winter, thanks to the 2 furnaces. The illegal basement suite includes not only two bedrooms and a 3 pc bathroom, but also plenty of storage space — keeping the rest of the home clutter-free. A separate "man door" entry into the garage provides the occupant of the illegal basement suite with separate access. An attached double car garage adds even more convenience. But the showstopper? The two-tiered patio area in this gorgeous backyard — a private oasis that's perfect for summer evenings, gardening, or just unwinding with a book under the retractable awning. Homes like this — with this size, layout, and flexibility — simply don't come by often. And at this price? May this opportunity yours.

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