



GRASSROOTS
REALTY GROUP

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327 Templevale Place NE
Calgary, Alberta

MLS # A2248488



\$750,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,390 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Garage Faces Front, Ga		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 2-storey split, perfectly situated in a quiet cul-de-sac, blending timeless craftsmanship with thoughtful updates. From the moment you step inside, you're greeted by soaring vaulted ceilings, oversized windows flooding the home with natural light, and a grand curved staircase that makes a striking first impression. With over 4,700 sq.ft. of total living space, this home offers room for everyone. The main level features 2 generous bedrooms upstairs, including a primary suite with an ensuite and walk-in closet, as well as a convenient main floor laundry room. The fully finished walkout basement adds incredible versatility, offering 3 massive bedrooms, a large office/flex room that could easily be converted into a 6th bedroom, a massive storage room or potential wine cellar, and a cozy fireplace in the spacious family room with direct access to the backyard. The spacious living and dining areas are perfect for both everyday living and entertaining, offering warm hardwood floors, an open layout, and a seamless flow into the heart of the home — the kitchen. Recently refreshed, the chef's kitchen shines with elegant cabinetry, quartz countertops, stainless steel appliances, under-cabinet lighting, and an abundance of prep space. From here, step out onto the large balcony. Ideal for summer barbecues, morning coffee, or simply enjoying the view. The main floor family room features a wood-burning fireplace, creating the perfect spot to unwind on cooler evenings. Upstairs, you'll also find a private balcony with glass railing. The perfect place to relax and watch the sunset! For the car enthusiast, hobbyist, or those needing serious storage, this property is a rare find — featuring both an attached double front garage and a detached oversized 28' x 28' double garage/workshop complete with a hoist, 12' doors, and

soaring 16' ceilings. Outside, enjoy a beautiful pond with fountain in the backyard, fully enclosed by a low-maintenance composite fence for privacy. The home is also equipped with metal-clad windows, adding durability and curb appeal. Tucked away on a peaceful cul-de-sac yet close to parks, schools, shopping, and easy transit access, this home delivers the space, functionality, and extras you've been dreaming about. This is more than a home — it's a lifestyle. Don't miss your chance to own this one-of-a-kind property — book your private showing today!