



GRASSROOTS
REALTY GROUP

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7115 Temple Drive NE
Calgary, Alberta

MLS # A2251081



\$649,999

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,519 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Central
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

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

Inclusions: N/A

RARE FIND | SPACIOUS BUNGALOW | FULLY FINISHED BASEMENT SUITE (ILLEGAL) | OVER 2,950 SQ.FT OF LIVING SPACE!
Welcome to a beautifully updated and well-maintained bungalow with exceptional curb appeal, located in the heart of the highly sought-after community of Temple. This bright and inviting home features 5 bedrooms, 3 full bathrooms, a fully finished basement with an (illegal) walk-up suite, and an oversized detached double garage—perfect for large families or multi-generational living. Step inside to a spacious and sun-filled main floor with a functional, open-concept layout. The home has been thoughtfully updated with NEW WINDOWS throughout, recessed lighting, neutral paint tones, and a modern stucco exterior for enhanced curb appeal. The main floor features a welcoming foyer that opens to both a formal living and dining area. Toward the rear of the home, you'll find an updated eat-in kitchen with stainless steel appliances, overlooking a cozy family room complete with a wood-burning fireplace and custom built-ins. New sliding patio doors lead to a private deck and fenced backyard—ideal for entertaining. The bedroom wing is thoughtfully separated from the main living areas for added privacy. The primary bedroom includes a private 3-piece ensuite, while two additional generously sized bedrooms share a full 4-piece bathroom. The fully finished basement offers a spacious (illegal) suite with a private walk-up entrance, featuring a large rec/family room, a second full kitchen, two additional bedrooms, a 4-piece bathroom, separate laundry, and a common storage room—ideal for rental income or extended family use. Recent exterior upgrades include striking two-tone acrylic stucco siding, and the oversized detached double garage provides plenty of room for parking and storage. Don't miss your chance to be

the first to call this exceptional home!