



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**83 Templevale Way NE**  
**Calgary, Alberta**

**MLS # A2255450**



**\$625,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** none

Welcome to this beautiful home in the community of Temple. Great property for the first time home buyer or investment. The main floor features a large living room and dining room with gleaming wood flooring and very good size kitchen . The upper floor offers 3 good sized bedrooms, a full bath, and a 3pc master ensuite. The fully finished Basement with separate entrance features a large family room and kitchen, 4th bedroom 4pc bathroom and laundry room. Exterior offers brick and vinyl finish , concrete all around, private backyard and a double attached garage. This is a great family home and a must see. Call today for a private viewing.