



**GRASSROOTS**  
REALTY GROUP

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**12 Templehill Bay NE**  
**Calgary, Alberta**

**MLS # A2260307**



**\$729,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks, Vinyl Windows		

<b>Inclusions:</b>	Pergola, Alarm system
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Welcome to this beautifully maintained 4-level split located on a quiet cul-de-sac in the sought after community of Temple. With over 1780 sqft above grade and a newly added illegal suite, this home is very spacious for any size family. It offers style, warmth, and flexibility with 5 bedrooms and a smart, family-friendly layout. The main floor features a bright living room, a stylish white kitchen with stainless steel appliances, and a spacious dining area. A few steps down is the cozy family room with a wood-burning fireplace, plus a bedroom/office, laundry, and full bath. Upstairs are three bedrooms, including a primary with private ensuite, and another full bath. The lower level has been newly developed into an illegal suite with its own walk-up exterior entrance and newly poured sidewalk to the street. It includes a bedroom, bath, family room, and kitchen, plus two new egress windows for safety and natural light. Perfect for extended family or rental potential. Additional highlights: drywalled double garage with paved alley access, many updated windows, pergola and deck in backyard, furnace, hot water tank. Located in a quiet cul-de-sac near three schools, this home blends comfort, updates, and income potential—showcasing true pride of ownership.