



GRASSROOTS
REALTY GROUP

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351 Templevale Place NE
Calgary, Alberta

MLS # A2260880



\$725,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,765 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Recessed Lighting, Soaking Tub, Storage		

Inclusions: None

FULLY RENOVATED | LARGE 4 LEVEL SPLIT | QUIET CUL-DE-SAC | MASSIVE 6544 SQFT LOT | ATTACHED GARAGE WITH MUD ROOM | ALL NEW MECHANICALS INCLUDING FURNACE, TANKLESS HOT WATER, WATER SOFTENER AND AIR CONDITIONING | WALKOUT 3rd LEVEL | This home impresses from the start with a double attached garage, extended driveway and a welcoming front patio that captures the south sunshine. Too many upgrades to list including windows and a patio door with built-in blinds. Step inside to a neutral palette where a spacious living room is framed by oversized south windows and recessed lighting for bright, comfortable living day and night. Sightlines flow seamlessly into the dining area with elegant lighting and a built-in storage and serving bar that enhances both everyday function and entertaining. The beautifully updated kitchen inspires culinary adventures with crisp white cabinetry, full-height tile backsplash, stainless steel appliances including a gas stove and plenty of room for a table for casual meals and morning coffees. On the lower level, a massive family room invites gatherings around the fireplace with a walkout that connects indoor comfort with backyard living. A convenient powder room and access to the attached garage complete this level. Upstairs, retreat to a relaxing primary suite where a stylish ensuite boasts an oversized rain shower. Two additional bedrooms are spacious and bright, complemented by an updated 4 pc bathroom finished with full-height tile. The fully developed basement extends the home's versatility with a large rec room easily divided by furniture into zones for work, play or fitness. A stunning bathroom here showcases dual sinks, a large rain shower, bench seating and designer tile detailing. Plenty of room to add an extra bedroom or two. Outside, enjoy a covered patio perfect for

barbeques or shaded relaxation plus an expansive lawn with endless room for kids and pets to play. A storage shed keeps seasonal items organized. All set in a family friendly cul-de-sac close to Guy Weadick School, Annie Foote School and Lester B. Pearson High School. Walk to the community centre, sports courts, skating rink, exercise park and pathways or take a short 5 minute drive to the popular Village Square Leisure Centre with wave pool, gym, arena and library. Blending modern upgrades with an outstanding location, this home offers space, comfort and everyday convenience for the whole family!