



GRASSROOTS
REALTY GROUP

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20 Templemont Way NE
Calgary, Alberta

MLS # A2262182



\$689,999

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to the spacious 5-bedroom, 3 full-bath home in a beautiful Temple community. This home features a brand-new 2-bedroom illegal suite with a separate walk-up entrance. This can be a great mortgage helper or a great for in-laws. This house comes with a newly installed smart board in front of the house. When you enter this gorgeous house, you will find a welcoming foyer leading into the large living room with big windows that allow natural light to fill the space, as well as a corner fireplace. This house features an open concept kitchen with a nook area that is perfect for a family meal. This area leads out into the back deck through a sliding glass door. The main floor has 3 bedrooms and 2 full baths; the master bedroom comes with an attached full bathroom. The basement is developed with a separate entrance, with city permits, but not a legal suite. The backyard has a concrete pad for extra parking. The double detached garage is drywalled and spacious for 2 vehicles.