



GRASSROOTS
REALTY GROUP

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66 Templeby Way NE
Calgary, Alberta

MLS # A2268247



\$479,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Str		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating: Mid Efficiency, Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

This bright and welcoming detached home is perfectly located directly across from a school, playground, and school bus stop – ideal for families! With quick access to 68 Street, 52nd Street, and Stoney Trail, commuting and daily errands are a breeze. Plus, you're just minutes away from nearby shopping plazas. The main floor features three spacious living areas, a dining room, a functional kitchen, and a convenient powder room. Upstairs, you'll find three comfortable bedrooms and a full bathroom – perfect for growing families. The fully finished basement includes an additional room and a cozy family room, offering even more living space. Enjoy summer BBQs on the concrete patio in the backyard, and take advantage of the OVERSIZED 24x24 GARAGE – ideal for extra storage or large vehicles. This home is vacant and ready for quick possession. Don't miss out – call today to book your private viewing before it's gone!