



**GRASSROOTS**  
REALTY GROUP

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**136 Templeby Place NE**  
**Calgary, Alberta**

**MLS # A2275601**



**\$455,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** NONE

HOME SWEET HOME!!! Welcome to your cozy open plan home with spacious rooms on 4 levels! This 3 bedroom, 2 full bathroom home is located on a quiet cul de sac and walking distance to parks, schools, public transportation, shopping and amenities. The home is well loved and feels like home. On the upper level you will find a huge primary retreat with room for a king size bed, walk in closet, full ensuite bathroom and upper deck (with stairs) leading to your east facing backyard. This is ideal for those that love the morning sun and convenience of back yard access from your bedroom. The main level is an open plan with a large sunken living room with gorgeous gas fireplace (oak surround and mantle) and a sunny west bay window so you can watch the evening sunsets. The adjacent open plan country kitchen has lots of new cabinets and room for a larger dining table. This space is ideal for those that like to entertain. The main floor also has a convenient mud room/foyer. The lower level has 2 spacious bedrooms with large egress windows and a large modern full 4 piece bathroom. The basement is an open undeveloped space with an partial crawl space for handy storage. You will find the utility room and laundry nicely tucked into one corner of the basement. The other portion of the basement could easily be developed into a recreation room, gym or office combination. Interior updates include a new gorgeous and bright kitchen with a blonde modern tone cabinet to the ceiling, newer appliances and white subway backsplash with quartz countertops and undermount sink. Exterior updates include new soffits and gutters (2025), newer windows, siding and roof. Outside there is a fully fenced yard and nicely landscaped yard with vegetable garden, a parking pad for 2 cars with space to build a double garage with lane access and a raised upper deck with stairs

to the yard. This is a turn key property ready to turn into your home.