



**36 Templeby Crescent NE
Calgary, Alberta**

MLS # A2280827



\$529,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,285 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Paved, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Storage, Wet Bar		

Inclusions: Garage Door Opener with 1 Control, Floating Shelves

Beautifully maintained 3 + 2 bedroom, 1.5 bath, 1284 sqft bungalow with finished basement & a separate side entrance with an oversized double car garage situated on a great crescent in the heart of Temple close to schools & transit. The main floor has been upgraded over the years with newer paint, flooring & windows. Spacious "L" shaped living room/dining room with a cozy gas fireplace & a sunny bay window, easily accommodating a good-sized family gathering. The kitchen has plenty of storage including a pantry & a convenient seating area. There are 3 spacious bedrooms on the main floor including a king-sized master with double closets + a 2-piece ensuite. The 4-piece main bath has some updating. There is a separate side entrance to the lower level which has been professionally developed & includes 2 bedrooms, a roughed-in bathroom, & a large family room with a built-in wet bar. The backyard has 19'x22' detached garage, is fully fenced with a paved back lane, convenient raised garden beds +Saskatoon bushes. Lovingly kept family home available for quick possession. Easy access to new ring road system, shopping+ restaurants.