



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**220 Templeby Place NE**  
**Calgary, Alberta**

**MLS # A2281106**



**\$619,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, Storage		

**Inclusions:** N/A

As you step into the home, you are greeted by a functional front entryway featuring a convenient closet for easy jacket and shoe storage. The foyer opens immediately into an expansive living room, where a large bay window floods the space with an abundance of natural light. The main floor transitions seamlessly into the open-concept dining area and kitchen, tied together by durable, vinyl-plank flooring. The modernized kitchen is a chef's delight, showcasing a stylish two-toned cabinet design—crisp white uppers paired with deep blue lowers. This space is fully equipped with an electric cooktop, built-in double oven, and a sleek white refrigerator, all framed by elegant white quartz countertops and a subway tile backsplash. A unique multi-level design leads down to an additional living space, anchored by a classic brick-surround fireplace and sliding glass doors that provide direct access to the rear deck. Moving to the upper level, a classic white spindle staircase leads to the private bedrooms. The primary suite is notably spacious, easily accommodating a king-sized bed and complimented by a 3 pc ensuite, while the additional bedrooms feature large windows and updated closet doors, making them perfect for children's rooms or a home office. These rooms share a clean, modern 4-piece bathroom with updated fixtures. The lower level offers even more versatility with a finished basement featuring plush carpeting, perfect for a media room or home gym. You'll also find a secondary room offering great flexibility for a home office or guest space. Outside, the property features a fully fenced backyard with a spacious deck, ideal for summer gatherings, leading to the detached garage for secure parking and extra storage. Benefits continue with a back gated fence perfect for RV storage! Located in the heart of the established community of Temple, this home

is just minutes away from everything a family needs. You are within walking distance to multiple schools, including Annie Foote and Father Scollen, as well as local parks and the Temple Community Association. With quick access to Stoney Trail and McKnight Blvd, plus the nearby Village Square Leisure Centre and Sunridge Mall, this location perfectly balances quiet residential living with city convenience.