



**6507 Temple Drive NE  
Calgary, Alberta**

**MLS # A2283212**



**\$599,999**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** N/A

LOCATION LOCATION LOCATION! Welcome to this beautifully maintained BI-LEVEL HOME offering 5 BEDROOMS and 3 FULL BATHROOMS, perfectly positioned FACING A PARK AND SCHOOL on a RARE 75 FT WIDE FRONT LOT —; a true gem you don't find often! Step inside and be greeted by an OPEN CONCEPT, SPACIOUS LIVING ROOM featuring a stunning FEATURE WALL and a cozy GAS FIREPLACE. The main floor flows seamlessly into a DEDICATED DINING AREA and an UPGRADED KITCHEN with GLOSSY CABINETS and a stylish BREAKFAST BAR. Enjoy modern VINYL PLANK FLOORING in the living room and kitchen, and SOFT CARPET in the bedrooms for a warm, cozy feel. The main level offers a SPACIOUS PRIMARY BEDROOM with a private 3 PIECE ENSUITE, plus TWO MORE DECENT-SIZED BEDROOMS that share a FULL BATHROOM —; perfect for families. The FULLY FINISHED BASEMENT features a 2 BEDROOM ILLEGAL BASEMENT SUITE, a SECOND GAS FIREPLACE, a HUGE REC ROOM, and PLENTY OF SPACE TO CREATE A 6TH BEDROOM for EXTENDED FAMILY LIVING. You'll also find TWO SPACIOUS BEDROOMS, a FULL BATHROOM, a KITCHEN, a SPACIOUS LAUNDRY ROOM, and a SEPARATE SIDE ENTRANCE —; ideal for multi-generational living or rental potential. Outside, enjoy an OVERRSIZED DOUBLE DETACHED GARAGE WITH BACK ALLEY ACCESS, a FULLY FENCED & FULLY LANDSCAPED BACKYARD, and a HUGE DECK —; perfect for entertaining and family gatherings. Unbeatable location: FACING PLAYGROUND, TEMPLEGREEN SOCCER FIELD, BASKETBALL COURTS, TENNIS COURT & ANNIE FOOTE SCHOOL. 1 MIN WALK TO TRANSIT STOP 2 MIN DRIVE TO GUY WEADICK SCHOOL 2 MIN DRIVE TO

PLAZA WITH GROCERY OPTIONS Located in a MATURED COMMUNITY FULL OF AMENITIES — you can't go wrong buying in FALCONRIDGE! Enjoy EASY ACCESS TO STONEY TRAIL AND DEERFOOT HIGHWAY. This home checks every box for FAMILIES, INVESTORS, and EXTENDED FAMILY LIVING. BOOK YOUR SHOWINGS TODAY — HAPPY SHOWINGS!