



**GRASSROOTS**  
REALTY GROUP

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**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 &mdash; 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 &mdash; 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 &mdash; ideal for multi-generational living or rental potential. Outside, enjoy an OVERSIZED DOUBLE DETACHED GARAGE WITH BACK ALLEY ACCESS, a FULLY FENCED & FULLY LANDSCAPED BACKYARD, and a HUGE DECK &mdash; 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 &mdash; you can&rsquo;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 &mdash; HAPPY SHOWINGS!