

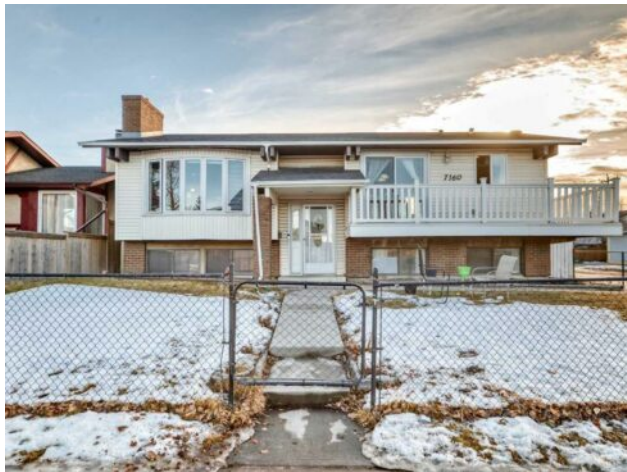


GRASSROOTS
REALTY GROUP

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7160 Temple Drive NE
Calgary, Alberta

MLS # A2283377



\$575,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Basement: Fridge, stove, Hood-fan

Welcome to this beautifully maintained 4-bedroom, 3-bathroom bi-level situated on a huge corner lot in the heart of Temple. Pride of ownership is evident throughout, with a fully finished basement and double garage offering exceptional value and functionality. The main floor features newer windows, a tastefully updated kitchen with stainless steel appliances, an upgraded main bathroom, and modern light fixtures throughout. A bright and open layout welcomes you with a spacious living room, an open concept kitchen and dining area, two generously sized bedrooms, and a stylish 4-piece bathroom. The fully finished lower level offers two additional bedrooms, a large recreation room, and a full kitchen—ideal for extended family living or excellent rental potential. Perfectly suited for families and investors alike, this move-in-ready home sits on an oversized corner lot with endless possibilities for outdoor living, future development, or additional parking. Book your private showing today before it's gone!