



**GRASSROOTS**  
REALTY GROUP

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**78 Templeson Crescent NE**  
**Calgary, Alberta**

**MLS # A2283750**



**\$460,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,197 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Storage Shed

Best Value Detached Home in Temple! This FULLY FINISHED home boasts 4 BEDROOMS ~ 2.5 BATHROOMS ~ ALL NEW VINYL WINDOWS ~ RENOVATED KITCHEN ~ NEW MAIN FRONT DOOR & STORM DOOR ~ NEW CARPETS and CUSTOM ZEBRA BLINDS throughout! Welcome to this beautifully maintained home with bright and inviting main floor that is filled with natural light and offers a spacious living room with plenty of room to relax, unwind, and gather with family and friends. The generously sized dining area is ideal and flows seamlessly into the renovated galley kitchen with full height cabinetry, QUARTZ countertop, modern backsplash, STAINLESS STEEL APPLIANCES and a corner pantry. A convenient 2-piece bathroom is also located in this level. Upstairs, you'll find a comfortable primary bedroom with abundant closet space, two additional well-sized bedrooms, and a full 4-piece bathroom. The fully finished basement continues the bright, welcoming feel and adds exceptional versatility featuring a 4th bedroom, 3-piece bathroom, recreation or flex room, laundry area, and additional storage. Step outside to a fully fenced and landscaped backyard with a large deck, massive storage shed, and convenient parking. Ideally located close to schools, playgrounds, shopping, public transit, and a leisure centre, with quick access to McKnight Blvd, 16th Avenue, Stoney Trail and Metis Trail making commuting across the city easy and convenient. This is an exceptional opportunity to own a move-in ready home with extensive updates providing modern appeal and peace of mind to the lucky new home owners!