



79 Templehill Drive NE  
Calgary, Alberta

MLS # A2287245



**\$526,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Gentle Sloping, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** Fridge, stove and dishwasher downstairs

Superb location, this 3 bedroom, 2.5 bath home with an illegal suite down, house RENOVATED FROM TOP TO BOTTOM. Some reno's completed in the past MONTH include PAINT on MAIN level, including ceilings; VINYL PLANK flooring throughout the main level; MAIN BATH all new, LR and DR window coverings NEW; FURNACE & DUCTING cleaned; LIGHT FIXTURES upgraded. Other renovations in the recent past include: SHINGLES on house and garage; WINDOWS replaced throughout; GUTTERS on house & garage; KITCHEN REPLACED with upgraded Kitchen Aid SS appliances; upgraded LG WASHER & DRYER, and dishwasher & stove down; FURNACE & HWT newer; FENCE replaced; OVERHEAD GARAGE DOOR & OPENER; POTLIGHTS in much of the main level; Pellet stove gas insert on main. The suite down is spacious and has a good layout with it's newer 4 piece bath, all newer VINYL PLANK flooring, also recently painted. Oversized double detached garage, insulated. Schools & parks only steps away. Nothing to do but move in and enjoy.