



**6735 Temple Drive NE
Calgary, Alberta**

MLS # A2295031



\$599,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Pa		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

This charming 5 bedroom home sits in a truly prime location, glowing with beautiful natural light that floods the open concept main floor. The heart of the home is a warm, inviting living area anchored by a cozy fireplace, flowing effortlessly into a gleaming, newly designed kitchen adorned with quartz countertops, brand new appliances, soft neutral hues, and elegant laminate flooring. Plush new carpets add comfort throughout the remaining main floor spaces, where the thoughtfully placed primary bedroom offers a serene retreat complete with its own ensuite. Two additional bedrooms share a modern, spa inspired 4 piece bathroom that radiates a calming, zen-like ambiance. Downstairs, the freshly updated illegal suite—with its own private entrance—offers abundant opportunity, featuring new paint, new carpet, a generous living room, full kitchen, bright 4 piece bathroom, and two sizeable bedrooms. The lower level also provides ample storage and convenient access to the shared laundry area. Outside, a spacious fenced yard creates a tranquil haven for pets, children, or quiet afternoons in the sun, while the oversized double garage — easily accessed through a smooth, paved back alley — provides exceptional parking and workspace. Ideally positioned near multiple bus stops, the home offers effortless travel throughout the city and quick access to the ring road for smooth commuting. All of this is nestled within walking distance of Guy Weadick School, Annie Foote School, St. Thomas More School, Lester B. Pearson High School, vibrant community amenities, sports courts, and the ever popular Village Square Leisure Centre—making this home a rare blend of comfort, convenience, and everyday beauty.