



219 Templeview Place NE
Calgary, Alberta

MLS # A2297419



\$679,999

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,300 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A.

| FULLY RENOVATED | 6 BEDROOMS | 4 FULL BATHROOMS | LEGAL BASEMENT SUITE | OVERSIZED DOUBLE CAR GARAGE |
Welcome to your extensively renovated home on a quiet street in the amenity rich community of Temple. This home has undergone a complete transformation that combines modern living and exceptional functionality. Thoughtful luxuries and high-end finishes are exemplified throughout the renovations which include TWO-TONE CABINETS, QUARTZ COUNTERTOPS, NEW LVP FLOORING, NEW CARPET, BRAND NEW FURNACES, UPDATED ELECTRICAL AND PLUMBING and more! From the moment you step inside, you're greeted by a bright and airy open-concept layout enhanced by soaring vaulted ceilings that create an impressive sense of space. The sun-filled living room is both inviting and stylish, complete with a sleek electric fireplace — the perfect place to unwind or entertain. The heart of the home is the stunning, fully upgraded kitchen, showcasing elegant two-tone cabinetry, quartz countertops, and brand-new stainless-steel appliances. Seamlessly connected to the dining area, you'll also find a beautiful built-in coffee bar with floating shelves, adding both function and a touch of luxury. Upstairs, retreat to your massive primary bedroom, featuring a spacious walk-in closet and a beautifully designed full ensuite with a stand-up shower. This level is completed by two additional generous bedrooms, a full bathroom, and a convenient upper-floor laundry area. The LEGAL BASEMENT SUITE is equally impressive and offers incredible flexibility or income potential. With a separate entrance, this legal suite includes a large living area, full kitchen, its own laundry, 3 BEDROOMS, and 2 FULL BATHROOMS — a rare and valuable feature in this community. Step outside to enjoy a huge

backyard and an oversized double detached garage, providing ample space for parking and storage. Located near parks, playgrounds, schools, shopping centres, restaurants, LRT train station and just a 15-minute drive to downtown, you don't want to miss the opportunity to make this home yours! Book a showing with your favourite realtor today.