



**96 Templehill Drive NE
Calgary, Alberta**

MLS # A2298994



\$655,500

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	NA		

Set on a quiet street in Temple, this beautifully renovated bi-level stands out for all the right reasons. With nearly 1,900 sq ft of developed living space, 4 bedrooms, 2.5 renovated bathrooms, and major upgrades already completed, this is the kind of home that is truly move-in ready. Poured concrete stairs lead you up to the front entrance, setting the tone before you even step inside. From the moment you walk in, the care and attention to detail are immediately clear. The main level is filled with natural light and opens into a warm, inviting living room anchored by a gas fireplace with a beautifully finished stone surround. From there, the space flows into a standout kitchen finished with custom cabinetry, quartz countertops, and stainless steel appliances. Luxury vinyl plank flooring runs throughout the main level and stairs, creating a seamless, modern finish, while newly installed pot lights brighten the entire upper floor. This level also features two spacious bedrooms, a fully renovated 4-piece bathroom, and a sleek 2-piece guest bath. All 2.5 bathrooms throughout the home have been updated with custom vanities, quartz counters, medicine cabinets, modern mirrors, and luxury bidets. Heated floors in both the main bathroom and the basement bathroom add a level of comfort that truly sets this home apart. New interior doors throughout further elevate the space and give it a sharp, cohesive look. The lower level is fully developed and, thanks to the bi-level design, feels open and bright with large above-grade windows. You'll find a generous family room, two additional bedrooms, and another beautifully finished 4-piece bathroom. Plush carpet adds warmth, making this level ideal for everyday living. The laundry and furnace area are efficiently combined and neatly laid out. Behind the scenes, the big updates are already done. A high-efficiency furnace was installed in December

2024, the hot water tank was replaced in 2024, and central air conditioning adds year-round comfort. Lux-brand windows and exterior doors have also been upgraded, improving both efficiency and overall feel. Step outside to a south-facing backyard designed for easy living. The artificial turf stays green with minimal upkeep and comes with a warranty valid until October 2030. A two-tier deck offers plenty of room for entertaining or unwinding in the sun. The oversized double detached garage provides excellent space for vehicles, storage, or a workshop setup. All of this comes together in a location that keeps everything close—schools, shopping, transit, the community centre, and tennis courts are all within easy reach. A fully updated home, inside and out, with upgrades you’ll notice from day one.