



**479 Templevale Drive NE
Calgary, Alberta**

MLS # A2300986



\$574,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,339 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Storage		

Inclusions: Fridge in Basement, Freezer in Basement, Sectional Couch in Basement (c/w hide-a-bed), shed

INVESTOR ALERT! This well-maintained 1,340 sq ft home, proudly owned by the same family since 1986, offers exceptional flexibility with a separate entrance to the basement, ideal for future development options (subject to approval). The main floor features both a spacious living room and a family room, each with its own wood burning fireplace, providing multiple distinct living spaces that are increasingly hard to find. The dining area is bright and open to the living room, while the kitchen offers a functional layout with a large island, breakfast nook, and is open to the family room. Upstairs includes three bedrooms, highlighted by a generously sized primary that accommodates a king-sized bed and features the rare bonus of a full 3-piece ensuite. The fully developed basement adds even more versatility with a large recreation space, an additional bedroom (non-egress window), a full bathroom, and a third fireplace. Positioned on a quiet street with a west facing backyard, this property also offers a double insulated garage and sits on a corner lot, providing plenty of additional street parking. This lovingly maintained home is move in ready and even has a newer A/C unit (installed within the last 3 to 4 years). Prime location in sought after Temple, close to schools, shopping, and major routes.