



GRASSROOTS
REALTY GROUP

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252 Temple Close NE
Calgary, Alberta

MLS # A2139265

\$799,000



Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Alley Access, Asphalt, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Street Lighting, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to your dream home! This exquisite property offers the epitome of luxury living, nestled on a quiet close and boasting an expansive lot. The highlight of this stunning residence is the impressive custom kitchen, complete with a sprawling island perfect for entertaining. The open-concept main floor seamlessly integrates a living room, family room, dining area, and an attached sunroom, creating a spacious and inviting environment. Recently renovated, this home features two new high-efficiency furnaces, a new water tank, and dual central air conditioning units to ensure year-round comfort. The beautifully crafted exposed driveway and patio provide an elegant finishing touch to this remarkable home. Don't miss the opportunity to make this exceptional property your own!