



**42 Templeby Way NE
Calgary, Alberta**

MLS # A2189155



\$485,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: None

A charming and spacious family home nestled in a welcoming and convenient neighborhood. Featuring 4 bedrooms and 1.5 baths, this property is perfectly suited for families of all sizes. Step inside to enjoy an open floor plan that radiates warmth and comfort. The well-appointed kitchen boasts modern appliances and ample counter space, effortlessly flowing into the living and dining areas. This setup is ideal for family gatherings and entertaining, ensuring everyone feels connected. The upper level offers three cozy bedrooms filled with natural light, generous closet space, along with a bathroom, providing tranquil havens for rest. The full basement adds versatility, complete with an additional bedroom that can function as a guest room, office, or playroom. Outside, the backyard stands out as a highlight, offering the perfect venue for BBQs, outdoor dining, and recreation. It's a fantastic space for children to play, pets to roam, or hosting summer gatherings with loved ones. Combining comfort, convenience, and charm, this home is an ideal retreat for any family. Don't miss your chance to make it yours—schedule a showing today and experience its appeal firsthand!