



**19 Templehill Crescent NE  
Calgary, Alberta**

**MLS # A2198115**



**\$669,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** matching kit table, 2nd fridge in basement , playhouse in rear yard

Amazing updated 1612 sq ft bungalow! A total of 4 bedroom & 3 full bath in this special home. The main floor boasts gorgeous 8 inch wide engineered hardwood flooring. Private French door leads to the spacious dining & living room with cozy corner wood burning fireplace, cove mouldings and painted ceilings. Country sized kitchen with contemporary convenience, endless amount of cupboards & counter space also includes a pantry & desk area. The kitchen features a large island with an eating bar for impromptu meals designed for people who like to cook & entertain at the same time. Three oversized bedrooms with the primary bedroom with its own full bath & organized walk-in closet The basement is wide open and ready for all your entertainment & hobbies with an extra bedroom & full bath. Enjoy the west facing rear yard & the oversized double garage is drywalled & heated. Other features include knock down texturing, all newer high end appliances, vinyl windows throughout, designer wrought iron railings, shingles 2019 & has a newer air conditioner for those hot summer nights! Seasoned with love & care, come on buy!