



GRASSROOTS
REALTY GROUP

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11 Templeson Way NE
Calgary, Alberta

MLS # A2201325



\$599,900

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,213 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Central Vacuum, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Furnace in Garage(unattached), Alarm System(Telus)

Welcome to your beautifully updated 4-level split home in the heart of Temple! This spacious and move-in-ready property offers 5 bedrooms, with a separate entrance in the rear, and 1900sqft of living area, making it perfect for large families, multigenerational living, or those needing extra space. Step inside and fall in love with the brand-new kitchen, featuring sleek countertops, a new stainless stove, and a new stainless dishwasher—perfect for all your culinary creations. The entire home has been freshly painted, and the fireplace surround has been tastefully updated, adding a modern yet cozy touch. Stylish luxury vinyl plank, and tile flooring flow seamlessly throughout, combining warmth, durability, and timeless appeal. Step outside from the dining room onto a beautiful partially covered deck, perfect for sipping your morning coffee or hosting summer BBQs. This versatile outdoor space offers both shade and open-air comfort. Beyond the deck, you'll find a large, private yard—a true retreat with plenty of room for kids to play, pets to roam, or even a garden to flourish. With ample space for outdoor entertaining and relaxation, this backyard is ready to become your personal oasis. Parking is a breeze with an oversized double garage in the back, a parking pad out front, and ample street parking—ideal for you and all of your guests. Living in Temple means being part of a welcoming, family-friendly community close to schools, parks, and a vibrant community association. Plus, you're just a short bike ride from the North East Leisure Centre, featuring a wave pool, hockey rinks, a gym, a library, and so much more! Don't miss this incredible opportunity—this home is truly move-in ready. Book your showing today