



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

323 Templeview Drive NE
Calgary, Alberta

MLS # A2208951



\$714,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,815 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Sauna, Skylight(s)		
Inclusions:	Sauna with Heater, yard gas lamp, Firepit		

****OPEN HOUSE Saturday April 19th, 1:00-4:00PM**** Absolutely a must see! Fully Renovated 2 story split that has been Meticulously kept! The Features of this home read like a Best seller! Open main floor, Elegant Two-tone full ceiling height cabinets, tiled Backsplash, Granite counters, large center island with breakfast bar. Loads of pot drawers, and don't overlook the undercabinet lighting. The appliances are upgraded, newer and stainless steel. Flooring is Engineered hardwood and Porcelain tiling, new baseboard throughout, along with every interior door has been replaced. All the windows have been replaced including French door access off the dining room to the South facing rear deck. All three bathrooms have been redone, new vanities, Marble tops, faucets, Comfort High Toilets. Main floor bath has generous sized step in shower, the upper bathroom a Bright Skylight with double sink vanity! family sized main floor family room that features a new gas insert Fireplace. Also of note, new lighting throughout including pot light, Electrical receptacles also replaced (Electrical panel Professionally Updated), Quality upgrade window coverings throughout! Basement is fully developed currently being used as the Exercise room with new Berber carpet! Relax in the lower sauna? Plus, for all that extra storage there is a full-size crawlspace! Great Curb appeal enjoy the safety of wide poured concrete walks, Front planters and poured patio. Yard has newer fencing, spacious rear deck, interlocking brick patio, the Gas lamp and the cozy Firepit. There are Natural gas lines to the back upper deck and into the detached garage. The Double garage is insulated and paneled and ready for heat! Bright sunny south facing backyard! Ideal low traffic street steps away from a tot lot park, blocks away from schools and transit. Easy access for shopping, and access to Stoney Trail.

Book your viewing today!