

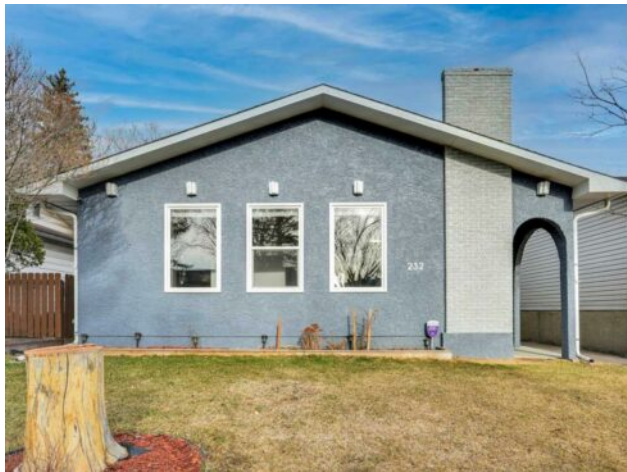


GRASSROOTS
REALTY GROUP

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232 Temple Close NE
Calgary, Alberta

MLS # A2210015



\$679,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,190 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Asphalt, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: None

Discover this exquisite detached home boasting approximately 2,300 square feet of stylish living space. The main floor welcomes you with its bright and open layout, perfect for hosting gatherings or simply relaxing. Enjoy cozy evenings in the living room with its inviting gas fireplace, share meals in the spacious dining area, and create culinary masterpieces in the modern kitchen, complete with stainless steel appliances, a brand-new electric stove (2024), and additional cabinetry for convenience. The primary bedroom offers a serene escape with its private ensuite, while two more generously sized bedrooms and a full bathroom make this home ideal for a growing family. Downstairs, the LEGAL SUITE WALKOUT basement impresses with two bedrooms, a den, a separate living room, laundry room, and kitchen—a fantastic space for guests or rental opportunities. Recent upgrades include a fresh coat of paint throughout, a hot water tank replacement (2024), and a central vacuum system for added ease. Step outside to the spacious backyard, a haven for outdoor enthusiasts featuring a deck, seating areas, and a designated BBQ space. The property also includes a detached double-car garage with convenient access via an asphalt back alley. Perfectly situated within walking distance of parks, playgrounds, and schools, this home also offers seamless connectivity to public transit, major roads, and the LRT. Your dream home awaits—don't miss out!