



GRASSROOTS
REALTY GROUP

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103 Templevale Place NE
Calgary, Alberta

MLS # A2210901



\$689,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,832 sq.ft.	Age:	1980 (45 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Street View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Open Floorplan, Storage		

Inclusions: n/a

Nestled in the heart of Temple, this charming 1800+SF home offers exceptional potential. Spread across two levels with an additional 900 square feet in the basement, this home features a total of 7 BEDROOMS (3 bedrooms on the upper floor, one bedroom/den/office on the main, and 3 bedrooms in the basement - with a total of 4.5 bathrooms, (master with ensuite, an additional bathroom on the upper level, half bath on the main floor and 2 bathrooms in the basements). It also offers formal living and dining areas making this home great for entertaining. The basement has existing plumbing and electrical hookups for an easy kitchen addition and has a side entrance. Note that the basement has high ceilings. While the interiors may be dated, the home boasts solid bones, making it a perfect canvas for your creative vision. In addition to many great features of this home, it also has an OVERSIZED DOUBLE ATTACHED HEATED FRONT GARAGE. Recently a BRAND NEW FURNACE has been installed. This spacious home features vinyl fencing and a sunroom off the family room. Located in a cul-de-sac with a back alley, it is close to many amenities, walking distance to schools, shopping and transportation. Don't miss out on this fantastic opportunity to create your dream home in a prime location.. A must-see!