



**151 Templevale Place NE  
Calgary, Alberta**

**MLS # A2297380**



**\$574,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage, Rear Drive, S		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** Hood Fan, All Window Coverings

**\*\*\*HUGE PRICE IMPROVEMENT!\*\*\*** The next chapter for your NEW/GROWING FAMILY awaits. If you have the vision for your children to the same childhood as you: playing outside, then this home that is nestled on a QUIET CUL-DE-SAC is perfect for you! Imagine road hockey games without needing to yell "CAR!" every 5 mins, or plenty of space in your front yard W/ UNDERGROUND SPRINKLERS to play catch, with the backdrop of your new home with great curb appeal. While there is a HEATED DOUBLE GARAGE (w/ attic storage) out back, it's thoughtfully built to one side to maximize the FULLY FENCED BACKYARD, ideal for kids or pets. If that's not enough for your ACTIVE FAMILY LIFESTYLE, you can head to Templevale PLAYGROUND (5 min walk), or bring your kids and their friends to Templegreen PARK (6 min walk) where the Basketball Courts, Soccer Field, Baseball Diamond, and Outdoor Skating Arena could be the foundations of the training grounds where they go pro, or more importantly live their best lives and HAVE FUN! If weather isn't cooperating, you can still feed your children's endless energy by heading to VILLAGE SQUARE LEISURE CENTRE (7 mins): Skating, Fitness Centre, Gym, Water Park, Wave Pool, Jungle Gym, and more! Or maybe you seek to feed their imagination and intellect, conveniently there is a CALGARY PUBLIC LIBRARY right on-site. Adding children to your family means more busy and less time, so being the most efficient with your time is important. For example, needing GROCERIES (6 mins) so you can get dinner ready. Quick School drop-offs and pick-ups: CATHOLIC SCHOOLS: K-9 (6 mins), 10-12 (7 mins) & PUBLIC SCHOOLS: K-9 (3 mins), 10-12 (7 mins) are so accessible and made easy that when your kids get older you are comfortable with them commuting to school

themselves. Inside your new home, you boast a renovated interior (2020) including OPEN CONCEPT kitchen with FULL HEIGHT CABINETRY, stainless steel appliances, and QUARTZ COUNTERTOPS (including bathrooms) on the large kitchen island. Upstairs are 3 well appointed bedrooms and full bathroom with DOUBLE VANITIES and cheater door to the primary suite. Down from the main level, imagine hosting movie, sports, or karaoke nights in the large second living room, complete with its own full bathroom. Down to the lower level, is a great place for your own fitness centre, a work-from-home den (has door for privacy), or can even be a 4th bedroom (window is not legal egress) for your teenager who wants their own space. Some other notable recent improvements make this home MOVE IN READY and less maintenance for you: Fence (2020), VINYL WINDOWS (2010), plumbing fixtures (2020), HOT WATER TANK (2020), Window Coverings (2020), WATER SOFTENER (2022), Front load washer and dryer (2021). Don't miss this opportunity to make this next chapter a reality for your family today!