



GRASSROOTS
REALTY GROUP

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**168 Templewood Drive NE
Calgary, Alberta**

MLS # A2303727



\$719,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,007 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Hot Tub

Welcome to a rare opportunity to own a beautifully maintained home in Temple, one of Northeast Calgary's most desirable communities. Boasting over 3,000 SQFT of developed living space, this thoughtfully designed home features 3 bedrooms upstairs, 1 den or possible bedroom on the main floor and 2 bedrooms in the basement along with 4 bathrooms, blending functionality with impressive character. Owners have been here since the 80's and have taken meticulous care maintaining their home. Several updates (windows, doors, flooring, insulation, 2 furnaces, on demand H2O, appliances, roof, etc) through out the years but there are still opportunities to make this home your own. The main floor welcomes you with an open foyer, ample windows that flood the home with natural light, creating an open and inviting atmosphere. At the heart of the home is a spacious kitchen, ideal for entertaining guests or enjoying everyday family life, with excellent flow into the main living and dining areas. There is also a Main floor Den or convert to a bedroom for extended family members. Convenient Main Floor Laundry and 2 pc main floor bathroom. Upstairs, the primary retreat is spacious and has its own ensuite. Two additional oversized bedrooms and a well-appointed 4-piece bathroom provide ample space for family or guests. The Fully Finished basement adds versatility, featuring TWO additional bedrooms, 3 pc bathroom, Large Family room, & tons of storage space. Over the years the owners have replaced BOTH Furnaces, on demand H2O, Windows, Doors, Flooring, Upgraded Insulation, Deck and much more. One of the home's standout features is the large south facing deck, perfectly positioned to capture abundant sunlight while providing privacy in the fenced yard with Hot Tub. This outdoor area of the home is ideal for summer barbecues,

morning coffee, or simply enjoying Calgary's beautiful evenings in a quiet, private setting. Located just minutes from shopping, schools, and everyday amenities, close to Village Square Recreation and offering quick access to Stoney Trail, this home delivers the perfect balance of space, location, and lifestyle in one exceptional package.