



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7003 Temple Drive NE
Calgary, Alberta

MLS # A2307481



\$620,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,136 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Rear Drive, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

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

Inclusions: 2 nd Stove and 2 nd Fridge

Welcome to this exceptional 4-level split located in the heart of the family-oriented community of Temple, where convenience meets incredible versatility. Spanning over 2,200 sq. ft. of finished living space, this home features excellent curb appeal and has been thoughtfully updated with most windows replaced, ensuring energy efficiency and a bright interior. The main floor welcomes you with a spacious living and dining area, a chef's kitchen, and three generous bedrooms, including a primary retreat with its own private ensuite. Enjoy seamless indoor-outdoor living with a huge deck off the living room that overlooks a wonderful, fully fenced yard on a sun-drenched corner lot, complete with an oversized double garage and RV parking. The lower levels offer massive potential for extended families; the 3rd-level walkup features an almost-completed illegal suite with large, bright windows in the family room and bedroom, plus a full bath, while the 4th level is fully equipped with a second kitchen, rec room, and an additional bed/den. Ideally situated for active lifestyles, you'll find a daycare directly across the street, numerous schools within the community, and shopping just minutes away, all while being steps from convenient bus routes. With its abundance of natural light and prime location, this home is a rare find—call your favorite Realtor today for your private showing! Thank you for viewing.