



GRASSROOTS
REALTY GROUP

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340 Templeton Circle NE
Calgary, Alberta

MLS # A2315095



\$519,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Air Conditioned Large Bungalow! All Freshly painted! Solar panels, new furnace, new tankless hot water system, newer roof, new electrical panel! This 3 bedroom, 2 bathroom bungalow features an open kitchen concept with dine-in area, oak cabinetry and newer LG dishwasher. The spacious living room has a large window, perfect for inviting an abundance of natural light. The master suite has brand new luxury wide vinyl plank flooring and a cheater door into the 4 pc bathroom (*brand new toilet). Two extra bedrooms complete the main level. The lower level is finished with a large recreation room with a wood burning fireplace (*has not been used in years), plus a den (could be a 4th bedroom with an egress window / closet added) and a 3 piece bathroom. Laundry area is located inside the utility room. The extra-large lot provides an oversized double garage, plus a very spacious yard. Close to all amenities, including schools, shopping, transit, parks.