



3444 Temple Way NE
Calgary, Alberta

MLS # A2317581



\$605,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FURNITURE NEGOTIABLE- Blinds, Rods, shelves, Garage Furnace, 2 Sheds

HOME SWEET HOME! Calling all home buyers and investors, this is the amazing opportunity you have been searching for in the heart of the popular community of Temple in NE Calgary! Welcome to this BEAUTIFULLY UPDATED BUNGALOW offering 5 bedrooms, 2.5 bathrooms and 2,297+ SQFT of exquisitely maintained and charming living space throughout complimented by wonderful, rustic character. The charming curb appeal with attractive trees and landscaping leads you inside where you will instantly notice the immense pride of ownership. The main floor features a bright foyer, spacious living room flooded in natural light from the oversized windows and perfectly complimented by a floor to ceiling brick, gas/wood fireplace, formal dining area with a built-in china cabinet, convenient breakfast nook and the fully equipped, upgraded kitchen with full appliances, ample counter and cabinet space. Completing this floor is a gorgeous 4 piece bathroom with a large soaker tub, 3 great-sized bedrooms including the magnificent master retreat which contains a convenient 2 piece ensuite bathroom. The fully finished basement gives you all the additional space you could desire for a growing family, multi-family living or hosting guests. Features include a massive recreation/family room complimented by a cozy gas fireplace with wood built-in shelving, 2 generous sized bedrooms one with a walk-in closet, a 4 piece bathroom with a jetted tub perfect for relaxing, cold cellar with a built-in safe and lots of storage space. UPGRADES include windows (2022), stove (2024), microwave (2025), furnace (2022), hot water tank (2022), roof (2017), No POLY B (mostly copper), freezer included, central vacuum and a double, oversized detached garage with 220V plug, furnace heated and insulated. Outside is your tranquil, private oasis complete with a fully fenced backyard with spectacular

landscaping including stunning perennials, mature maple trees, huge deck with an incredible stone wood burning fireplace perfect for entertaining on hot summer nights, a gazebo, 2 sheds and your double detached garage. Great location next to parks, green spaces, shopping, public transportation, schools and major roadways. Book your private viewing today!