



**187 Templeton Circle NE
Calgary, Alberta**

MLS # A2317903



\$669,900

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,264 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

| TWO DOUBLE GARAGES | EXTENSIVELY RENOVATED | OVER 2400 SQFT | EXPANSIVE DECK | This extensively updated 4-bedroom, 3-bathroom home offers over 2,440 sq.ft. of developed living space across four finished levels and features the highly sought-after combination of a double attached garage plus a double detached garage. Step inside to a bright, open-concept main floor designed for both everyday living and entertaining. The fully renovated kitchen is the true focal point of the home, showcasing quartz countertops, ceiling-height shaker cabinetry, a massive 9-foot island with seating, built-in garbage pullouts, electrical outlets, a custom coffee bar/hutch, pot filler, stainless steel appliances, and stylish designer finishes throughout. Large bay windows and modern feature walls add warmth and character to the space. Upstairs, you'll find a spacious primary retreat complete with a private ensuite, along with two additional generously sized bedrooms and a full bathroom. The lower level offers a large family room featuring a beautiful feature wall and a cozy gas/wood-burning fireplace, plus a fourth bedroom and another full bathroom—ideal for guests, teens, or multi-generational living. From this level, step into the covered sunroom with direct access to the rear double garage. The fully developed basement provides two additional flex rooms that can easily function as home offices, recreation rooms, gym space, hobby rooms, or additional guest accommodations, along with a large laundry and storage area. Outside, enjoy a low-maintenance landscaped yard featuring a massive front deck, rear wood deck, and concrete patio space perfect for summer gatherings. Recent upgrades include all new windows (2017), furnace (2013), hot water tank (2017), and brand-new shingles plus torch-down membrane roofing completed in

April 2025. Clean, fresh, vacant, and move-in ready—this is a rare opportunity to own a beautifully updated home with exceptional garage space and incredible flexibility for growing families.