



GRASSROOTS
REALTY GROUP

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199 Templevale Road NE
Calgary, Alberta

MLS # A2318645



\$445,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,078 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

Exceptional Location, Exceptional Home! This beautifully maintained 3-bedroom bungalow offers a bright and spacious layout highlighted by vaulted ceilings and a cozy corner fireplace in the living room. The home features three bathrooms. The fully developed lower level provides additional living space with a fourth bedroom, games room, and a large family room, making it ideal for entertaining or accommodating guests. Outside, you'll find a stunning south-facing backyard perfect for enjoying warm evenings. Situated in a highly desirable location adjacent to a park, this property combines comfort, privacy, and an unbeatable setting.