



GRASSROOTS

REALTY GROUP

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**119 Templewood Road NE
Calgary, Alberta**

MLS # A2325411



\$698,800

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,292 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Refrigerator x2, Electric Range, Microwave Hood Fan x2, Electric Cooktop, Dishwasher, Washer x2, Dryer x2

FULLY RENOVATED!! SEPARATE ENTRANCE ILLEGAL SUITE BASEMENT!! SEPARATE LAUNDRY UPSTAIRS AND DOWNSTAIRS!! 6 BEDROOMS!! 3 FULL BATHROOMS!! OVER 2,380+ SQFT OF DEVELOPED LIVING SPACE!! BRAND NEW WINDOWS & ROOF!! OVERSIZED DOUBLE DETACHED GARAGE!! TWO LIVING ROOMS ON THE MAIN FLOOR!! LOCATED ON ONE OF THE BEST & QUIETEST STREETS IN TEMPLE!! Welcome to this beautifully renovated home in the established community of Temple! The main floor welcomes you with a bright and spacious living room featuring a cozy fireplace, dining room with direct access to the backyard deck. Second living area provides the perfect additional space for family gatherings. The beautifully updated kitchen offers stainless steel appliances, modern cabinetry, and ample workspace for everyday living. This level also features 3 BEDROOMS, including the primary bedroom with its own 3PC ENSUITE, while the remaining two bedrooms are served by a 4PC BATHROOM. Separate main floor laundry adds extra convenience. The basement offers excellent flexibility with a SEPARATE ENTRANCE and a thoughtfully designed layout. It includes a second kitchen, 2 BEDROOMS, a 3PC BATHROOM, separate basement laundry, and a HUGE RECREATION ROOM. In addition, there is a THIRD BASEMENT BEDROOM that remains ideal for the upstairs occupants as a guest room, home office, gym, or extra family space, allowing both levels to enjoy added functionality. Step outside to enjoy the spacious backyard deck - perfect for family gatherings, or relaxing evenings outdoors. Located in the sought-after community of Temple, you'll be close to schools, parks, shopping, public transit, restaurants, and major roadways, with everything you need just minutes away. MOVE-IN

READY, PACKED WITH UPGRADES & ROOM FOR THE WHOLE FAMILY—DONT MISS THIS ONE!