



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**95 Templeson Way NE
Calgary, Alberta**

MLS # A2325934



\$625,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,267 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Marble, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Dining room table, master bedroom bedframe

Welcome to this beautifully renovated 4-level split, ideally located on one of the best streets in Temple! This move-in-ready home offers a bright and functional layout featuring elegant marble flooring, new luxury vinyl plank flooring on the main level, newer carpet, and fresh paint throughout. The inviting living room is highlighted by a stunning modern feature wall, creating a stylish focal point. The updated kitchen features new stainless steel appliances, while modern LED lighting brightens the main floor. A separate formal dining room provides the perfect space for family meals and entertaining. Offering 4 bedrooms and 3 bathrooms, this home is ideal for families seeking space and comfort, with renovated upper-level bathrooms adding a fresh, modern touch. The spacious lower level includes a large sitting area, perfect as a family room, media room, or play space, and features its own private entrance. Outside, enjoy fully fenced front and west-facing back yards, ideal for relaxing and entertaining. Completing the home is a heated double attached garage, providing ample parking and additional storage. With exceptional curb appeal, thoughtful renovations throughout, and a prime location, this is a fantastic opportunity to own a beautiful home in one of Temple's most desirable neighborhoods. Call today for your private showing!