



GRASSROOTS
REALTY GROUP

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4820 60 Street
Calgary, Alberta

MLS # A2332138



\$509,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: WASHER/DRYER, DISHWASHER, REFRIGERATOR, RANGE HOOD, ELECTRIC STOVE, MICROWAVE

ATTENTION First time buyers!! A beautiful well maintained Single Family detached home in a quiet community of Temple. Close to schools, parks and shopping. Main floor has a spacious living room with bay window, a smart kitchen with plenty of counter workplace, and storage, and a Breakfast Nook. Going through the sliding doors you'll find yourself on a huge Deck which has been conveniently baby proofed. Past the deck is a fully fenced backyard, a fire pit, and a single car port. Upstairs is room for entire family with 3 Bedrooms and a 4 piece bath. Master bedroom features a large walk in closet. Fully finished basement can be used for family hangout or play space for kids. Spacious laundry has lots of room for storage. 10 minutes drive to Sunridge Mall and Walmart. Easy access to Stoney Trail or Deer foot Trail via McKnight Boulevard. CALL YOUR FAVOURITE REALTOR!