



GRASSROOTS
REALTY GROUP

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168 Templewood Drive NE
Calgary, Alberta

MLS # A2334392



\$674,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,989 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s)

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

Inclusions: Hot Tub

With over 3000 square feet of developed space, 6 bedroom spaces, and a great list of upgrades, this 2 storey split gem in Temple is a feature packed value. Recent shingles, two high efficiency furnaces, Central AC, on demand hot water, upgraded windows & fiberglass doors, all on a quiet street, on a fully landscaped lot, with new stamped concrete sidewalks. The south rear yard enjoys all day sun, and the private composite deck with it's hot tub, are easily accessed via patio doors from the sunken family room with a woodburning fireplace. Gleaming hardwood flooring through the main floor, with notably tall triple pane windows installed, gives great natural light. The large formal front entrance is a great design feature, and hints at the extra elbow space that this home offers throughout it's sprawling interior. The large formal living room at the front of the home is fully open to the dining room for great flow and feel. The eat in kitchen is well laid out, with an exceptional stainless LG appliance package included. Upstairs, the master suite easily supports king sized furniture, has a walk in closet, and a full 3 piece ensuite. The 2nd and 3rd bedrooms upstairs are also generously sized, and are located at the front of the home. The main floor flex room makes for a perfect office or bedroom, and is conveniently located near the front entrance. Main floor laundry and an additional side entrance add convenience. The lower level of the home is fully finished and contains the 4th bathroom, a cavernous rec room, and the 5th & 6th bedroom areas. A large storage room, plus a purpose built pantry room are perfect for a large family and a busy lifestyle. The wide, paved rear lane gives easy access to the oversized double garage, with an enviably tall ceiling height, perfect for additional overhead storage, or hobby use. There is even enough height in the garage to install a car hoist, if

your ambitions demand it. With it's stately, traditional brick & wood exterior, it's double door front entrance, covered front verandah, and obvious care and attention to detail, this home stands out. Pride of ownership truly shows here. This is a comprehensive package, in a large home, and is worth your visit.