



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

79 Templegreen Place NE
Calgary, Alberta

MLS # A2334492



\$450,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	805 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: TV in Living Room and Basement , Bose Theatre System, Shed, Lawn mower, Gas BBQ, Snow Blower, Compressor

Nestled in the vibrant, family-friendly community of Temple, this stunning 4-level split home combines unique architecture with modern amenities on a beautifully landscaped corner lot. Surrounded by schools, green spaces, and convenient shopping, it's ideal for families and professionals. The fully developed interior features a spacious main floor kitchen, a cozy living room with a gas fireplace and patio doors to a private deck, a primary bedroom with a 3-piece ensuite, and a versatile office/den area upstairs. The third level offers two additional bedrooms and a full bathroom, while the fourth level boasts a huge recreation room perfect for a home movie theater or family gatherings. Outside, an oversized double detached garage, heated for year-round comfort, includes extra storage or workshop space, making this exceptional home a true gem in Temple's thriving neighborhood.