



GRASSROOTS
REALTY GROUP

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152 Templewood Road NE
Calgary, Alberta

MLS # A2334666



\$700,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,068 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: N/A

Welcome to a lovingly cared-for home that has been cherished by its original owners! Offering almost 2,100 sq. ft. of comfortable living space, this spacious two-storey split is ideally situated beside a beautiful green space and park, making it a wonderful place to call home and raise a family. Step inside and you'll find a thoughtfully designed main floor featuring a welcoming family room, a convenient den, and plenty of space for everyday living and entertaining. With 4 bedrooms and 4 bathrooms, there is room for everyone to spread out and enjoy their own space. The fully developed home continues to impress downstairs with additional living space, perfect for a recreation room, home office, play area, or movie nights. Outside, enjoy the beautiful yard and generous lot—ideal for kids, pets, gardening, and summer gatherings with family and friends. Located next to green space and a park, this home offers the perfect blend of comfortable living, outdoor enjoyment, and a fantastic family setting. Lovingly maintained by the original owners, this is a home filled with warmth, memories, and plenty of opportunity for its next family to make it their own. A spacious, well-loved home in a wonderful family-friendly setting—come see all it has to offer!