



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24 Templewood Road NE
Calgary, Alberta

MLS # A2335769



\$659,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator x2, Electric Stove, Electric Cooktop, Microwave Hood Fan x2, Dishwasher, Washer x2, Dryer x2

FULLY RENOVATED!! RARE OPPORTUNITY IN TEMPLE!! ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! OVERSIZED DOUBLE DETACHED GARAGE!! COMPLETELY RENOVATED INSIDE AND OUTSIDE!! 6 BEDROOMS & 3 BATHROOMS!! 2340+ SQFT OF LIVING AREA!! Welcome to this beautifully FULLY RENOVATED home in the established community of Temple! The main floor welcomes you with a spacious LIVING ROOM WITH FIREPLACE, followed by a dining area and a beautifully updated kitchen featuring a PANTRY and direct access to the BACKYARD DECK. Upstairs offers 4 BEDROOMS, including the primary bedroom with its own 3PC ENSUITE BATH. The other three bedrooms share a 4PC BATH, and conveniently, the LAUNDRY IS ALSO LOCATED ON THIS LEVEL. The basement features an ILLEGAL SUITE WITH A SEPARATE ENTRANCE, complete with 2 BEDROOMS, a 3PC BATH, KITCHEN, SECOND LAUNDRY, and a HUGE REC ROOM, providing plenty of additional living space. Outside, enjoy the backyard and OVERSIZED DOUBLE DETACHED GARAGE. A functional layout across all three levels, this home is a fantastic opportunity in TEMPLE!