



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

71 Templewood Road NE  
Calgary, Alberta

MLS # A2338156



**\$539,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Temple                                                                     |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 4 Level Split                                                              |        |                   |
| Size:     | 1,187 sq.ft.                                                               | Age:   | 1979 (47 yrs old) |
| Beds:     | 4                                                                          | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached, Garage Door Opener, Oversized                      |        |                   |
| Lot Size: | 0.14 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Other, Triangula |        |                   |

|             |                                                            |            |      |
|-------------|------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                 | Water:     | -    |
| Floors:     | Carpet, Laminate, Tile                                     | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                            | Condo Fee: | -    |
| Basement:   | Full                                                       | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                   | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                            | Utilities: | -    |
| Features:   | Closet Organizers, Quartz Counters, Storage, Vinyl Windows |            |      |

**Inclusions:** Could include furniture

OPEN HOUSE SATURDAY Sep. 05 1-3pm - Pride of ownership shines throughout this home located in the mature and quiet community of Temple. This immaculate, beautifully maintained home is set on a large, nearly 6,000 sq.ft. lot with alley access. Tucked into a very quiet and established setting surrounded by mature greenery, this fully developed 4-level split delivers over 2,200 sq.ft. of versatile living space, 4 bedrooms, 2.5 bathrooms, a private office, and an oversized double garage. The bright main floor features a spacious living room, formal dining area, and a well-appointed kitchen with updated quartz countertops and select updated appliances. Just off the kitchen is the rear entrance with direct access to the oversized double garage measuring nearly 24' x 24'. Upstairs, there are three bedrooms, including two well-sized secondary bedrooms and a generous primary bedroom with an updated 2-piece ensuite. Completing the upper level is another updated 3-piece bathroom. The first lower level offers a fourth bedroom, full bathroom, and family/flex room, while the lowest level provides a large recreation room and private office, perfect for working from home, studying, hobbies, or additional storage. Thoughtful upgrades also include a high-efficiency furnace, roof replaced within the past 10 years, and vinyl windows with matching exterior cladding. Outside, the mature greenery provides a beautiful setting in an established neighbourhood, creating the kind of peaceful and tranquil environment homeowners dream of.