



GRASSROOTS
REALTY GROUP

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5811 Templehill Road NE
Calgary, Alberta

MLS # A2344501

\$575,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,088 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street L		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained 4-level split home in the desirable community of Temple! Ideally situated on a quiet street and within walking distance to schools, this fully developed property offers exceptional versatility and value. Inside, you'll find vaulted ceilings, pot lights, and newly installed luxury vinyl plank flooring, creating a bright, modern feel. The stylish kitchen boasts glossy cabinetry, quartz countertops, and stainless steel appliances, blending functionality with contemporary design. With four generously sized bedrooms and three full bathrooms, there's plenty of space for the growing family. The fully developed basement includes an illegal suite with a separate side entrance, adding flexibility for extended family or additional living space. Enjoy the convenience of a double detached garage, and with approximately 1,087 square feet, each level is designed for comfortable family living. Close to schools, parks, amenities, and major routes, this Temple gem is one you won't want to miss. Book your private showing today