



GRASSROOTS
REALTY GROUP

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4316 53 Street NE
Calgary, Alberta

MLS # A2350972

\$600,000

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,545 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Instant Hot Water "as-is", Irrigation System

A bungalow of this size is a rare find in Temple, and one this impeccably maintained is even harder to come by. The main floor has room for everyone, with a spacious living room and adjoining dining area, plus a kitchen that opens to a second, sunken living space with a brick fireplace. The primary bedroom features a spacious ENSUITE with ample cabinetry and a LOW-THRESHOLD SHOWER. Two additional bedrooms are located down the hall, comfortably separated from the primary, alongside a four-piece bathroom. A SEPARATE ENTERANCE from the backyard leads to the fully developed basement, where you'll find 2 MORE BEDROOMS (non-egress windows), a three-piece bathroom and a generous recreation area with built-in cabinetry and plenty of room for games and gatherings. Space for a WORKSHOP and a FLEX ROOM allows for hobbies, crafts or a home office. Just off the kitchen, the patio features TRANSLUCENT POLYCARBONATE ROOFING, creating an inviting spot for morning coffee or relaxing afternoons. The immaculate, private backyard offers plenty of room to play, along with an OVERSIZED GARAGE. An AUTOMATIC VEHICLE GATE provides access to a "PARKING PAD" with space for additional vehicles or an RV. Air Conditioner (2023), Furnace (2022), Hot water Tank (2020), Garage Door (2022), New walk-in shower (2022), Roof - HAIL RESISTANT POLYCARBONATE (2020), Living Room Blinds (2019), REGULARLY MAINTAINED. This is the one!