

\$650,000 - 440 Templeton Road Ne, Calgary

MLS® #A2246544

\$650,000

5 Bedroom, 4.00 Bathroom, 1,970 sqft
Single Family on 0.13 Acres

Temple, Calgary, Alberta

*****NEW PRICE for a NEW Market*****

Homes of this size are over 1,900 square feet above grade are virtually unheard of in Temple and the surrounding area, especially ones that offer this level of space, comfort, and versatility. This massive two storey home is a standout, offering three spacious bedrooms upstairs, two full bathrooms on the upper level, a convenient two-piece powder room on the main floor, and an illegal basement suite with two bedrooms and a three-piece bath – perfect for extended family, guests, or potential rental income. Step inside and you'll appreciate the many upgrades, starting with the modernized kitchen featuring granite countertops, newer stainless steel appliances, and ample cabinet space. The main floor boasts lovely laminate flooring, a formal dining room, a welcoming living room, and a cozy family room complete with a fireplace – ideal for both entertaining and relaxing. All the windows on the second level have been replaced recently as well. Your primary bedroom upstairs is ready for any "King Sized" bed and boasts its own 3 pc ensuite. This home stays cosy and comfortable every winter, thanks to the 2 furnaces. The illegal basement suite includes not only two bedrooms and a 3 pc bathroom, but also plenty of storage space – keeping the rest of the home clutter-free. A separate "man door" entry into the garage provides the occupant of the illegal basement suite with separate access. An attached double car



garage adds even more convenience. But the showstopper? The two-tiered patio area in this gorgeous backyard – a private oasis that’s perfect for summer evenings, gardening, or just unwinding with a book under the retractable awning. Homes like this – with this size, layout, and flexibility – simply don’t come by often. And at this price? May this opportunity be yours. (id:6289)

Built in 1981

Essential Information

Listing #	A2246544
Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Half Baths	2
Square Footage	1,970
Acres	0.13
Year Built	1981
Type	Single Family
Sub-Type	Freehold

Community Information

Address	440 Templeton Road Ne
Subdivision	Temple
City	Calgary
Province	Alberta
Postal Code	T1Y4L9

Amenities

Amenities	Playground, Schools, Shopping
Features	Treed, Back lane, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window
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	Coverings
Heating	Natural gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Brick, Wood siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office TREC The Real Estate Company



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