

**175 Templehill Drive NE**  
**Calgary, Alberta**

**MLS # A2159814**



**\$349,800**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	4.44 Acres		
<b>Lot Feat:</b>	Back Yard, Lawn, Street Lighting		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Metal Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 475

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** N/A

THIS IS A RARE OPPORTUNITY! VERY WELL MANAGED COMPLEX! GREAT FOR YOUNG FAMILIES OR FIRST TIME BUYERS! NEW PRICE! Homes in this complex rarely come up for sale (only one in the last 6 months!) Have you been looking for that new special place for your family? This is it! Come and find out why owners love living here and want to stay! As soon as you see this, you will know that you have found something awesome! You have to check out this END UNIT home to appreciate all that it has to offer! As you enter through the front door, you step into a spacious, bright living room, complete with a brick-faced wood burning fireplace! There are large windows for lots of light and fresh air. Follow through to the bright and open kitchen. You will love all of the counterspace and tons of cupboards! Plenty of room for meal prep for everyone. Enjoy meals at your kitchen table, with loads of natural light streaming in and looking out onto your private, fenced backyard! As you head upstairs you will find 3 bedrooms, all very good sized with beautiful laminate throughout the entire upper floor. All three bedrooms have large closets and nice big windows for lots of sunshine and natural light! The large primary bedroom has a ceiling fan, as well as a walk-in closet with built in shelving. The bathroom is conveniently located for easy access from all of the rooms! You will also find a linen closet on this level - very handy for the family! The full size basement is untouched and waiting for your ideas! A great area for a future rec room with lots of space left for storage, and the laundry machines are here too! You can have peace of mind knowing that the furnace, hot water tank and humidifier were all replaced in 2021! At the back entrance is a massive closet that will keep everything organized and easy! Your assigned parking stall is just outside your back door and has a plug-in

for the winter! You will notice how new the outside of this home looks, as it has recently been upgraded with new siding and shingles throughout the entire complex! And they are currently replacing all of the fences in the back yards! These units and complex are very well maintained with healthy condo docs and reserve fund! This immaculate home is just waiting for you to move in! Temple is a great community with so much to offer! You have a wide variety of shopping and restaurants close by! There are both public and private schools just down the street, and the high school is just up the road! Village Square Leisure Centre is right around the block with all that it has to offer - wave pool, water slides, twin arenas, public library, gymnasium, weight room, play school and more!! Great access to Stoney Trail, transit is nearby, and it's an easy commute to downtown too! Call your realtor TODAY to book your showing and don't miss a great opportunity to own this home!