

68 Templeby Way NE
Calgary, Alberta

MLS # A2166219



\$508,400

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: NONE

Nestled on a peaceful street in the highly desirable Temple community, this stunning home offers the perfect blend of convenience and tranquility, with a prime location directly overlooking a school and playground. Step inside to discover a bright and inviting living room with stylish laminate flooring that extends throughout the main floor. The well-appointed kitchen features elegant quartz countertops, sleek stainless steel appliances, and a convenient half bath. On the upper level, you'll find three spacious bedrooms and a full bath, providing ample space for family living. The fully developed basement includes a cozy family room and a practical storage room, adding versatility and extra functionality to the home. Enjoy the newly fenced east-facing backyard, which offers potential for accommodating a garage if desired. Recent updates enhance the appeal of this home, including new carpets, quartz countertops, stainless steel appliances, and a newer hot water tank. Don't miss the opportunity to view this exceptional property—call today to make it yours before it's gone!