

142 Templehill Drive NE
Calgary, Alberta

MLS # A2179709



\$479,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,345 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

Beautiful Semi-Detached | Incredible Location | Near CBE Annie Foote School | 1345 SqFt | 3 Bedrooms | 2.5 Bathrooms | High Ceilings | Skylight | Chandelier | Large Recessed Lighting | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Gas Stove | Kitchen Island | Gas Fireplace | Single Attached Garage | Great Covered Patio Backyard. Welcome home to 142 Templehill Drive NE; a great 2-storey semi-detached home boasting 1345 SqFt throughout the main and upper levels with an additional 718 SqFt in the basement! The front door opens to a grand foyer and front living room with high ceilings, and a sky light that adds to the natural beauty of the space. The living room has a corner gas fireplace for both comfort and style. The open floor plan kitchen, dining and second living room makes this the perfect home to entertain! The kitchen is outfitted with full height cabinets, quartz countertops, stainless steel appliances, a gas stove and a kitchen island with barstool seating. The second living room is a great space for social seating as its open to the kitchen! The dining room at the rear of the home has a door that leads to the covered back patio and backyard. The main level is complete with a 2pc bath. Upstairs holds 3 great bedrooms and a 4pc bath. The primary bedroom is paired with a walk-in closet for any fashion fanatics. the walk-in closet previously was a 2pc ensuite and all plumbing is still available if you want to convert it back! The 4pc bath has a tub/shower combo and single vanity with storage below. Downstairs the finished basement has an incredible amount of entertainment and storage space. Currently used as a fourth bedroom, the rec room provides you with endless opportunity! The basement is outfitted with a full 4pc bathroom with a tub/shower combo. Outside, this home has a covered patio that extends to the back

lane giving you a no landscape required yard! The front attached single garage and driveway allow for 2 vehicles to park at any time plus street parking is readily available. The home is located in a family friendly neighbourhood with parks, playgrounds, a CBE School and all shopping amenities. Hurry and book your showing at this incredible home today!