

42 Templeby Way NE
Calgary, Alberta

MLS # A2189155



\$485,000

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|-----------|-----------------------------------|--------|-------------------|
| Division: | Temple | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,205 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Level, Rectangular Lot | | |

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|-------------|----------------------------------|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters | | |

Inclusions: None

A charming and spacious family home nestled in a welcoming and convenient neighborhood. Featuring 4 bedrooms and 1.5 baths, this property is perfectly suited for families of all sizes. Step inside to enjoy an open floor plan that radiates warmth and comfort. The well-appointed kitchen boasts modern appliances and ample counter space, effortlessly flowing into the living and dining areas. This setup is ideal for family gatherings and entertaining, ensuring everyone feels connected. The upper level offers three cozy bedrooms filled with natural light, generous closet space, along with a bathroom, providing tranquil havens for rest. The full basement adds versatility, complete with an additional bedroom that can function as a guest room, office, or playroom. Outside, the backyard stands out as a highlight, offering the perfect venue for BBQs, outdoor dining, and recreation. It's a fantastic space for children to play, pets to roam, or hosting summer gatherings with loved ones. Combining comfort, convenience, and charm, this home is an ideal retreat for any family. Don't miss your chance to make it yours—schedule a showing today and experience its appeal firsthand!