

**92 Templeby Road NE**  
**Calgary, Alberta**

**MLS # A2200075**



**\$649,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** There are two sets of. refrigerator, stove, hood fan, microwave

Welcome to this FULLY RENOVATED BUNGALOW in the heart of Temple - NEW SIDING, NEW FLOORING, NEW WINDOWS UPSTAIRS, BRAND NEW KITCHENS, BATHROOMS, AND MUCH MORE! As you step in you will greeted by an OPEN CONCEPT LIVING ROOM featuring an electric fireplace. This MODERN KITCHEN welcomes natural light from the big windows and features BRAND NEW APPLIANCES AND QUARTZ COUNTERS. The main level features 3 THOUGHTFULLY CRAFTED BEDROOMS, A LARGE 4-PIECE BATHROOM, and a convenient LAUNDRY ROOM. Going down to the lower level featuring an ILLEGAL BASEMENT SUITE, you will find 2 GENEROUSLY SIZED BEDROOMS, A BEAUTIFULLY DESIGNED 3-PIECE BATHROOM, as well as separate area containing the utility and laundry room. On the exterior of the home, you will find a HUGE COVERED DECK AREA, leading the DOUBLE DETACHED GARAGE plus an extra carport space. This home in ideally situated near schools, shopping, and public transportation, as well as easy access to McKnight and Stoney Trail!