

**244 Templewood Road NE**  
**Calgary, Alberta**

**MLS # A2222031**



**\$525,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry, Storage		

**Inclusions:** Water Softener and all appliances are SOLD AS IS WHERE IS. The seller is unaware if basement development permits were ever pulled.

Welcome to this beautiful, spacious 2-storey family home in the heart of Temple. It has been nicely renovated, featuring vinyl flooring, updated lighting on the main level, newer windows, and a new furnace installed in 2024 with a transferable warranty. The home also includes newer Stainless steel appliances and the bathrooms have been updated with low-flow toilets. As you enter, you'll be greeted by a large dining room and a family-sized eat-in kitchen that offers plenty of counter space, maple cabinetry, and plenty of storage throughout. The living room is warm and inviting, complete with a wood-burning fireplace, the perfect cozy spot for special family gatherings during the holidays. The spacious primary bedroom upstairs features his and her double closets and a stunning three-piece ensuite bathroom with a tile and glass shower. The two additional bedrooms are spacious and painted in contemporary colours. The downstairs features a separate walk-up entrance and a finished basement with versatile potential for a growing family or rental. It also has a staircase to the main floor. Outside, you'll notice the poured concrete sidewalks leading to a good-sized deck and a double-car garage with a good-sized backyard—close to schools, easy access to Stoney Trail, and all your favourite amenities.