

66 Templeby Way NE
Calgary, Alberta

MLS # A2268247



\$479,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Str		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		
Heating:	Mid Efficiency, Forced Air, Natural Gas		
Floors:	Carpet, Laminate, Tile		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Concrete, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	No Smoking Home		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions: None

This bright and welcoming detached home is perfectly located directly across from a school, playground, and school bus stop – ideal for families! With quick access to 68 Street, 52nd Street, and Stoney Trail, commuting and daily errands are a breeze. Plus, you're just minutes away from nearby shopping plazas. The main floor features three spacious living areas, a dining room, a functional kitchen, and a convenient powder room. Upstairs, you'll find three comfortable bedrooms and a full bathroom – perfect for growing families. The fully finished basement includes an additional room and a cozy family room, offering even more living space. Enjoy summer BBQs on the concrete patio in the backyard, and take advantage of the OVERSIZED 24x24 GARAGE – ideal for extra storage or large vehicles. This home is vacant and ready for quick possession. Don't miss out – call today to book your private viewing before it's gone!