

\$549,900 - 201 Templemont Drive Ne, Calgary

MLS® #A2106627

\$549,900

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Discover your dream home nestled in the heart of Temple, where sophistication meets comfort in this stunning detached residence. This 2-storey property stands as a testament to quality living, offering a harmonious blend of modern design and functional living space. Welcome to your future home, where every detail has been meticulously crafted to ensure an unparalleled living experience. Spanning approximately 2,000 square feet of meticulously maintained living space, this home is an epitome of spacious elegance. Designed with your comfort in mind, the house features four generously sized bedrooms, providing ample space for family, guests, and versatile living arrangements. The heart of this home is undeniably the recently renovated kitchen (2021), a masterpiece of design that boasts ceiling-height custom cabinetry, ensuring every inch is utilized for maximum storage and aesthetic appeal. The premium stainless steel appliance package elevates your culinary experiences, while the designer influenced sleek quartz counters, and subway tile backsplash add a touch of luxury and ease of maintenance that will inspire any home chef. Adjacent to the kitchen, the sizeable dining nook serves as the perfect backdrop for memorable family meals and gatherings, with sliding door access to the newer, expansive rear deck. Here, the possibilities for entertainment and relaxation are endless, offering a serene outdoor retreat to host summer barbecues, and enjoy the sunny days



and tranquil evenings. The natural lit front room, adorned with luxury vinyl plank flooring (2023) that extends across the main and upper levels, exudes warmth, and welcomes natural light, creating an inviting atmosphere that resonates throughout the home. Completing the main level is the strategically placed and convenient 2-piece powder room. Upstairs, the owner's quarters present a private sanctuary with a cheater door to the 5-piece upper-level shared bathroom, featuring dual sink spaces for added convenience and privacy. The thoughtful layout continues to impress with two additional spacious bedrooms on the upper level, each designed with comfort and style in mind. The separate entrance to the lower level unveils the fourth bedroom with an egress window, alongside a lower-level kitchen complete with a fridge and electric stove, presents unlimited possibilities for a growing family, or as a savvy investment opportunity. This versatile space adapts to your evolving needs, offering independence and flexibility. The fully landscaped lot features a double car garage to protect your vehicles during the winter months. Location is paramount, and this home is ideally situated to take full advantage of the surrounding amenities. Proximity to bus stops ensures effortless commuting, while families will appreciate the close distance to elementary, junior, and senior high schools, fostering an environment of learning and development.

Built in 1981

Essential Information

MLS® #	A2106627
Price	\$549,900
Sold Price	\$520,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	201 Templemont Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Z8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 11th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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