

\$729,900 - 403 Templeton Road Ne, Calgary

MLS® #A2122991

\$729,900

5 Bedroom, 5.00 Bathroom, 1,910 sqft
Residential on 0.12 Acres

Temple, Calgary, Alberta

Welcome to this exceptional listing! Nestled in a prime location, this meticulously maintained two-story split home makes its debut on the market, offering a wealth of amenities and contemporary updates. Boasting 5 bedrooms and 3.5 baths, along with a fully finished basement and an oversized double attached heated garage, this residence caters to both comfort and convenience.

As you step inside, you're greeted by a spacious main floor adorned with hardwood floors and abundant natural light. The centerpiece is a sprawling modern kitchen equipped with ample storage and a massive island, ideal for hosting gatherings. Adjacent to the kitchen lies a bright sunroom, perfect for enjoying your morning coffee or soaking in the sunlight. The main floor also features a formal living room and a generously sized family room complete with a cozy gas fireplace, providing ample space for relaxation and entertainment.

Venture upstairs to discover three bedrooms, including a lavish primary suite boasting a full ensuite bath, offering a serene retreat at the end of the day.

The lower level of this home is a true entertainer's delight, showcasing a fully finished basement complete with a luxurious 5-piece bathroom, a spacious bedroom with a walk-in closet, a games area, a designated



workspace, and a gym. Additionally, a large bar area and an additional family room with a gas fireplace provide the perfect ambiance for hosting guests or enjoying family time.

Step outside to the sunny west-facing backyard, where you can unwind in the private sunroom or entertain guests on the oversized deck, equipped with gas hookups for your BBQ, making outdoor gatherings a breeze.

Conveniently located near schools, public transportation, and other amenities, this property offers the epitome of modern living. Don't miss your chance to make this your dream home!

Built in 1979

Essential Information

MLS® #	A2122991
Price	\$729,900
Sold Price	\$731,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,910
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	403 Templeton Road Ne
Subdivision	Temple
City	Calgary
County	Calgary

Province Alberta
Postal Code T1Y 4L8

Amenities

Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Bar, Built-in Features, Closet, Open Floorplan, See Remarks for Sound
Appliances Built-In Oven, Dishwasher, Gas Range Hood, Refrigerator, W
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Private Yard
Lot Description Back Yard, Corner Lot
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024
Date Sold April 22nd, 2024
Days on Market 4
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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