

# \$499,900 - 46 Templeby Way Ne, Calgary

MLS® #A2158591

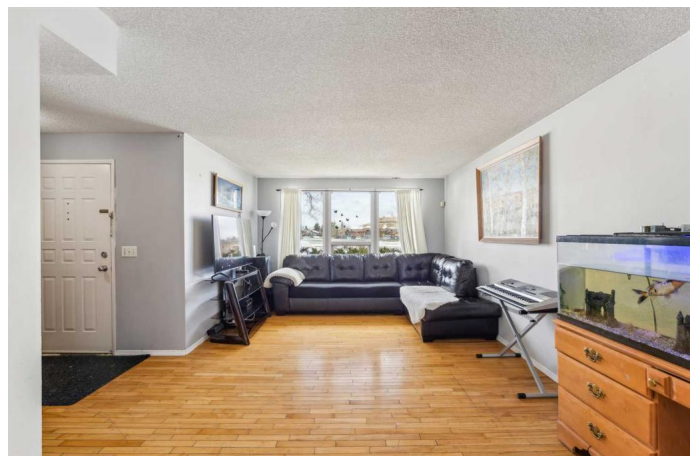
**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome to the desirable community of Temple, where your home awaits! This home offers exemplary value and is perfect for a growing family as it hosts an impressive four bedrooms, three bathrooms, two family rooms and a double attached garage! This rare gem has an additional perk of being located right across from a greenspace and school, offering picturesque views from within the home, additional parking and the ability to "watch your kids to school"™. From the moment you enter, you will be impressed by the attention to detail and thoughtful design of this home. The front entrance foyer welcomes you with a spacious front hall closet. The main entrance opens unto a family room adorned with hardwood floors. This space offers plenty of natural light through the beautiful bright windows with captivating west facing views of the sunset over the park! The family room seamlessly transitions into a formal dining area. You will love the inviting ambiance and open concept design as it truly makes entertaining effortless! The well-appointed kitchen has ample cabinetry, professional appliances and a breakfast nook so you can enjoy your morning coffee overlooking your backyard. This main level features a powder room that is ideally tucked away from the main living areas. When your day comes to an end, unwind in your primary bedroom! This haven is very spacious and features an abundant walk-in closet. The upper level is completed by two more spacious bedrooms and a four-piece



bath. Downstairs is the ideal level for fun! Your guests or older children will enjoy their own living quarters! Your fully developed lower level offers an additional living room with a nook that can be developed into a perfect kitchenette or bar! A spacious fourth bedroom with four-piece en-suite provides comfort for your guests. Your backyard is an oasis that will have you dreaming of summer nights as it is adorned with an expansive concrete pad, the perfect space for outdoor entertainment. From here you can access your oversized, fully finished double detached garage (that is complete with drywall and a fresh coat of paint)! As a perk - the back lane is paved. The location of this home is amazing, and your children and furry friends will love to enjoy the playgrounds and fields right across from your front door! Situated in the community of Temple with easy access to parks, schools, shopping, transit and amenities, this home offers extraordinary value and leaves nothing to be desired!

Built in 1980

**Essential Information**

MLS® #	A2158591
Price	\$499,900
Sold Price	\$494,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	46 Templeby Way Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5N8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 17th, 2024
Date Sold	October 9th, 2024
Days on Market	53
Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	Real Estate Professionals Inc.
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