

\$500,000 - 87 Templebow Way Ne, Calgary

MLS® #A2160447

\$500,000

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.12 Acres

Temple, Calgary, Alberta

Corner Lot | 5300+ SqFt Lot | Oversized Double Detached Garage | RV Parking | Paved Back Lane | Sun Room | 2 Hot Water Tanks | New Eavestroughs & Downspouts | Custom Made Front Deck | Custom Made Raised Flower Planters | 2 Wood Burning Fireplaces with Gas Pilot Lights | Expansive Living Space | Incredible Location with Parks, Playgrounds, Shopping & Amenities Nearby! Welcome to your spacious home with 4 bedrooms, 3 bathrooms with both an open and functional living space. Pull up to a home with incredible curb appeal, step up to the front door to find a custom built front deck with custom built raised planters for the perfect spot to enjoy your morning coffee. Open the front door to a foyer with closet storage and views into the large living room. The living room is bright with natural light as its framed with large windows. The heart of the home is the kitchen; outfitted with full height cabinets, a gas stove with a built in range, ample counter space and a centre island with barstool seating. Off the kitchen is the formal dining room with cabinet storage & bump out windows that overlook the backyard. Head upstairs to find 3 bedrooms and 2 full bathrooms. The massive primary bedroom has a private 4pc ensuite bathroom. Bedrooms 2 & 3 on this upper level share the main 4ppc bath with a tub/shower combo. The upper level is complete with hall linen storage. Downstairs, the walkout to grade basement has a large family room with built in shelving for both design and functionality! This



space is great for relaxing with the family in the evenings! This level has a spacious bedroom and a 3pc bathroom with a walk-in shower and single vanity with storage below. This level leads to the sun room, backyard and oversized double garage! The lower level has a large office with storage which is great for anyone with a work-from-home lifestyle! This level has a large utility room with 2 hot water tanks. The laundry is located in the utility room with a rinse sink and shelving. The storage room across the hall is a great addition with cabinet storage, a standing freezer and refrigerator. Outside is a true paradise; the sun room is great for a year round hangout. The oversized double garage is outfitted with shelving and cabinets! Access the garage through the paved lane! This home is located in the heart of Temple with parks, playgrounds, walking paths and shopping nearby! Hurry and book your showing at this incredible family home today!

Built in 1979

Essential Information

MLS® #	A2160447
Price	\$500,000
Sold Price	\$582,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,246
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	87 Templebow Way Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5B5

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street, Oversized, Paved, RV Access/Parking

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 4th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Crown

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