

84 TEMPLEVALE Way, Calgary T1Y 4V2

MLS®#: **A2153972** Area: **Temple** Listing Date: **08/02/24** List Price: **\$675,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1979** Abv Sqft: **1,589**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,994 sqft** Ttl Sqft: **1,589**
 Lot Shape:

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **Brick,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Other** **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`11"	Dining Room	Main	12`4" x 9`1"
Family Room	Main	12`4" x 19`0"	Kitchen	Main	12`9" x 10`4"
3pc Bathroom	Second	7`11" x 5`11"	4pc Bathroom	Second	9`11" x 5`11"
Bedroom	Second	10`2" x 9`6"	Bedroom	Second	10`2" x 9`5"
Bedroom - Primary	Second	14`5" x 12`11"	3pc Bathroom	Basement	6`7" x 9`11"
Den	Basement	11`8" x 10`5"	Kitchen	Basement	6`9" x 13`2"
Game Room	Basement	15`9" x 13`2"	Storage	Basement	8`2" x 21`4"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C1

Legal Desc:

7811400

Remarks

Pub Rmks:

This beautiful home is completely redone from top to bottom including new paint, flooring, all four bathrooms, and kitchen! Step inside and be amazed by the new floors that flow through the bright living room, complete with a charming brick wood-burning fireplace. The space is inviting and perfect for cozy gatherings. Open the glass patio doors, and you'll be greeted by a large deck that overlooks the fenced backyard, providing an excellent outdoor retreat. The kitchen has been thoughtfully redone and equipped with updated appliances. Moving upstairs you'll discover 3 bedrooms, all boasting new floors offering a fresh and modern touch. The primary bedroom offers double closets and a private 3-piece ensuite. A second full bath is conveniently located on this level. Head down to the illegal basement suite, where you'll find a developed Rec room, Den, bathroom and kitchen . The basement also offers plenty of storage space, making it a perfect space to accommodate to your future needs. Don't miss out on the opportunity!

Inclusions:

stove, Refrigerator in basement

Property Listed By:

Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123