



THE
A-TEAM

**RE/MAX
FIRST**

46 TEMPLEBY Way, Calgary T1Y5N8

MLS®#: **A2158591**

Area: **Temple**

Listing Date: **08/17/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar: **2,938 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,241**
Low Sqft:
Ttl Sqft: **1,241**

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Kitchen	Main	6`5" x 13`1"
4pc Bathroom	Upper	6`0" x 9`3"
Bedroom	Upper	9`8" x 9`8"
4pc Ensuite bath	Basement	5`4" x 6`9"
Game Room	Basement	16`3" x 14`3"

Room	Level	Dimensions
Dining Room	Main	6`2" x 13`1"
Living Room	Main	13`0" x 21`8"
Bedroom	Upper	7`7" x 13`1"
Bedroom - Primary	Upper	11`9" x 14`11"
Bedroom	Basement	10`1" x 10`4"
Furnace/Utility Room	Basement	5`3" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8111036

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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











46 Templeby Way NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1241.69 sq ft

