



THE
A-TEAM

**RE/MAX
FIRST**

39 TEMPLETON Bay, Calgary t1y 4y4

MLS® #: **A2162009** Area: **Temple** Listing Date: **09/01/24** List Price: **\$507,200**
 Status: **Active** County: **Calgary** Change: **+\$200, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **2,744 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,229**
 Low Sqft:
 Ttl Sqft: **1,229**

DOM

80
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**
 Park Feat: **220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated, Oversized, See Remarks**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Stove(s), Washer**
 Int Feat: **Granite Counters, No Animal Home, See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`4" x 12`11"	Dining Room	Main	6`7" x 12`10"
Bedroom - Primary	Second	11`8" x 15`0"	Living Room	Main	15`1" x 12`10"
Bedroom	Second	13`1" x 7`7"	Bedroom	Second	32`2" x 32`2"
Game Room	Lower	11`10" x 21`1"	Laundry	Lower	16`5" x 10`7"
4pc Bathroom	Second		2pc Bathroom	Main	

Title: **Fee Simple**
Zoning: **R-C2**
Legal Desc: **8010406**

Remarks

Pub Rmks: **Wow! totally renovated 2 story 1229 sqft, plus finished basement. A dream mechanical 24'X24" garage which is fully insulated and drywalled, painted with 220 volt and heat. This home featured brand new laminate flooring throughout the whole house including main floor and basement, and stair cases. fresh paint throughout the whole house. There is a beautiful spacious living room combined with formal dining room, Kitchen has new flooring and paint as well together with new stainless steel appliances and an oak kitchen, a bay window, and a half bath which has new flooring, fresh paint, etc.. Upstairs there are 3 bedrooms and a full bath with fresh paint, new floorings, reglazed bathtub. Basement there is a beautiful stone decoration wall , dry bar and an European recreation room, and a laundry room . SHOW PRIDE OF OWNERSHIP !! for an affordable price !**

Inclusions: **none**
Property Listed By: **First Place Realty**

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









