



THE
A-TEAM

**RE/MAX
FIRST**

7030 TEMPLE Drive, Calgary T1Y 4E5

MLS®#: **A2162376** Area: **Temple** Listing Date: **09/04/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **+\$99k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,391**
 Low Sqft:
 Ttl Sqft: **1,391**

DOM

14
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Stone,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Quartz Counters,Separate Entrance,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`11" x 12`10"	Bedroom	Main	11`8" x 9`4"
Bedroom	Main	11`7" x 9`11"	Dining Room	Main	6`7" x 14`11"
Family Room	Main	12`3" x 15`1"	Living Room	Main	8`0" x 14`11"
Kitchen	Main	12`3" x 15`1"	3pc Ensuite bath	Main	
4pc Bathroom	Main		4pc Bathroom	Basement	
Bedroom	Basement	11`5" x 12`3"	Bedroom	Basement	10`6" x 8`8"
Kitchen	Basement	10`7" x 12`10"	Bedroom	Basement	16`11" x 16`1"

**Furnace/Utility Room
Office**

**Basement
Basement**

**11`9" x 7`5"
16`11" x 16`1"**

Living Room

Basement

20`7" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810494

Zoning:
R-C1

Remarks

Pub Rmks:

Experience luxury and comfort in this beautifully renovated bungalow in the heart of Temple. This massive Bungalow has been fully remodeled and renovated. Over 2700 SF of living space which includes a luxurious main floor and massive basement with its own entrance, kitchen, living room, bathroom, 2 bedrooms and an office. The main level features a lavish living room complete with soaring vaulted ceilings, sleek black wall panels, rich black and gold feature walls, Shimmering white Sprayed mantle and a grand Real Wood Fire Burning fireplace. This home has not one but two real wood burning fireplaces, which are sought after and known for their complex and expensive builds. The Living room flows into the kitchen with a semi-open concept separated by a spacious kitchen peninsula that overseas the living room. The Crescent Style kitchen is updated with Ivory white cabinets, Calacatta White Quartz countertops and extended Gold Handles making this a dream kitchen. In addition to the living room, we have a 12' x 15' family room sandwiching the kitchen in the middle for the perfect layout for a growing family. The 3 large bedrooms upstairs all come complete with custom built in cabinets for closets, premium wall paper finishing and SOLID wood doors. The master bedroom flows into a 3 piece En-suite Bathroom with 10mm glass shower, tiled walls and a shower seat. The bathrooms have been carefully redone with the entirety of the walls tiled, shower/tub niches and Onyx black fixtures. The workmanship is peerless, attention to detail throughout the entire home. The fully finished basement is complete with its own separate entrance, full kitchen, living room, bathroom and 2 bedrooms. This complete illegal basement suite can be legalized by meeting city requirements. There's also a massive office that can be kept for upstairs or converted into an additional basement bedroom. The basements spacious second living room harbors the second wood fireplace and flows with an open concept right to the kitchen. Moving outside, we have the concrete patio with an overhead woodgrain soffit surrounded by concrete pillars. Perfect for outside lounging and barbecues with the family. The exterior of the home is adorned in custom white stone and Commercial EIFS stucco making this home heavily fire resistant. Book a showing today for this massive bungalow, with incredible renovations a massive lot and beautiful yard.

Inclusions:
Property Listed By:

**N/A
Century 21 Bravo Realty**

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

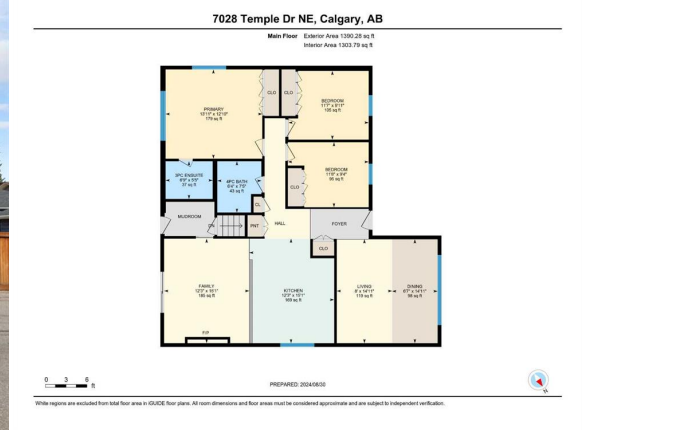












7028 Temple Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 1049.95 sq ft
Interior Area 202.44 sq ft
Excluded Area 226.69 sq ft



PREPARED: 2024/06/02



While regions are excluded from total floor area in CAD/CDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.