



THE
A-TEAM

**RE/MAX
FIRST**

176 TEMPLEBY Drive, Calgary T1Y 5N2

MLS®#: **A2165290**

Area: **Temple**

Listing Date: **09/16/24**

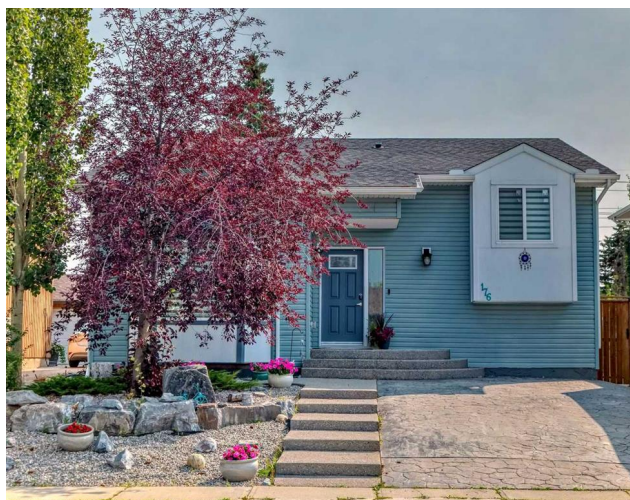
List Price: **\$729,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area
Abv Sqft: **1,583**
Low Sqft:
Ttl Sqft: **1,583**

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,532 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,Kitchen Island,Pantry,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 11`9"	3pc Ensuite bath	Main	4`11" x 7`7"
4pc Bathroom	Main	8`1" x 5`0"	Bedroom	Main	8`2" x 9`0"
Laundry	Main	2`11" x 5`2"	Bedroom	Main	10`0" x 9`6"
Dining Room	Main	10`4" x 14`0"	Kitchen	Main	15`3" x 14`11"

Pantry	Main	5`10" x 4`6"	Sunroom/Solarium	Main	9`11" x 20`5"
Entrance	Lower	7`2" x 5`4"	Living Room	Lower	12`9" x 15`11"
Bedroom	Basement	10`6" x 12`9"	Walk-In Closet	Basement	4`11" x 10`6"
Furnace/Utility Room	Basement	8`8" x 6`1"	4pc Bathroom	Basement	7`9" x 6`0"
Family Room	Basement	15`6" x 14`7"	Kitchenette	Basement	5`4" x 13`4"
Bedroom	Basement	13`2" x 8`10"	Entrance	Basement	5`0" x 6`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **8010774**

Remarks

Pub Rmks: **Welcome to this beautifully renovated bi-level home located in the heart of Temple! Completely updated in 2022, no detail has been overlooked. Step inside and be greeted by luxury vinyl plank flooring throughout, offering both style and durability. The stunning new kitchen is a chef's dream, featuring sleek cabinetry, modern finishes, and a gas stove, perfect for culinary enthusiasts. Enjoy the bright and spacious family room addition at the back of the house, complete with a cozy gas fireplace, making it the perfect spot for gatherings or relaxing evenings. Stay cool in the summer with air conditioning and warm in the winter with a brand-new furnace and hot water tank, ensuring year-round comfort. Step outside to your private oasis with a large outdoor gazebo and a smart board deck—ideal for entertaining. For car lovers or those in need of extra storage, the oversized double detached garage (24x28) provides ample space. This home is truly move-in ready, with no expense spared on the renovations. Don't miss out on this incredible property in Temple!**

Inclusions: **Wall Mounts**
 Property Listed By: **Century 21 Bravo Realty**

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





