



THE
A-TEAM

**RE/MAX
FIRST**

68 TEMPLEBY Way, Calgary T1Y 5N8

MLS®#: **A2166219**

Area: **Temple**

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

List Price: **\$508,400**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,128**
Low Sqft:
Ttl Sqft: **1,128**

DOM

3

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard,Storage**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Smoking Home,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 11`9"
Bedroom - Primary	Second	13`7" x 11`9"
Bedroom	Second	9`10" x 9`6"
Storage	Basement	10`9" x 9`9"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`4" x 13`3"
Bedroom	Second	11`3" x 7`10"
Family Room	Basement	12`5" x 10`5"
2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010774

Zoning:
R-C2

Remarks

Pub Rmks: **Nestled on a peaceful street in the highly desirable Temple community, this stunning home offers the perfect blend of convenience and tranquility, with a prime location directly overlooking a school and playground. Step inside to discover a bright and inviting living room with stylish laminate flooring that extends throughout the main floor. The well-appointed kitchen features elegant quartz countertops, sleek stainless steel appliances, and a convenient half bath. On the upper level, you'll find three spacious bedrooms and a full bath, providing ample space for family living. The fully developed basement includes a cozy family room and a practical storage room, adding versatility and extra functionality to the home. Enjoy the newly fenced east-facing backyard, which offers potential for accommodating a garage if desired. Recent updates enhance the appeal of this home, including new carpets, quartz countertops, stainless steel appliances, and a newer hot water tank. Don't miss the opportunity to view this exceptional property—call today to make it yours before it's gone!**

Inclusions:
Property Listed By: **NONE**
RE/MAX House of Real Estate

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











