



THE
A-TEAM

**RE/MAX
FIRST**

42 TEMPLEBY Way, Calgary T1Y 5N8

MLS®#: **A2170514** Area: **Temple** Listing Date: **10/03/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,205**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,616 sqft** Ttl Sqft: **1,205**
 Lot Shape:

DOM

48
Layout
 Beds: **4 (3 1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Storage**

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

Kitchen Appl: **None**
 Int Feat: **Ceiling Fan(s),Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 15`1"	Kitchen	Main	12`2" x 12`7"
Dining Room	Main	10`4" x 6`8"	2pc Bathroom	Main	5`2" x 4`11"
Bedroom - Primary	Upper	11`9" x 14`10"	Bedroom	Upper	7`7" x 13`1"
Bedroom	Upper	9`8" x 9`8"	3pc Bathroom	Upper	6`1" x 9`3"
Bedroom	Basement	16`2" x 14`1"	Game Room	Basement	9`0" x 13`11"
Furnace/Utility Room	Basement	7`0" x 10`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111036

Zoning:
R-CG

Remarks

Pub Rmks:

A delightful and spacious family home located in a friendly and convenient neighborhood. This property boasts 4 bedrooms and 1.5 baths, making it an ideal choice for families of all sizes. Step inside to discover an open floor plan that creates a warm and inviting atmosphere. The well-maintained kitchen features ample counter space and modern appliances, seamlessly connecting to the living and dining areas. This layout is perfect for family gatherings and entertaining guests, ensuring everyone feels included. Upstairs, you'll find three cozy bedrooms, each with plenty of natural light and ample closet space. These rooms offer a peaceful retreat for relaxation and rest. The full basement adds versatility to the home, with an additional bedroom that can serve as a guest room, home office, or playroom. Outside, the backyard is a true highlight, providing a perfect setting for BBQs, outdoor dining, and leisure activities. The space is great for kids to play, pets to roam, or for hosting summer get-togethers with friends and family. With its blend of comfort, convenience, and charm, a wonderful place to call home. Don't miss this opportunity to make it yours! Schedule a showing today to experience all that this beautiful property has to offer.

Inclusions:
Property Listed By:

None
PropZap Realty

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









