



THE
A-TEAM

**RE/MAX
FIRST**

24 TEMPLESON Place, Calgary T1Y 5L9

MLS® #: **A2170885** Area: **Temple** Listing Date: **10/04/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,357**
Lot Information Low Sqft:
 Lot Sz Ar: **6,609 sqft** Ttl Sqft: **1,357**
 Lot Shape:

DOM

47
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|--------------|----------|----------------|
| Dining Room | Main | 8`7" x 11`5" | Foyer | Main | 7`10" x 7`11" |
| Kitchen | Main | 14`3" x 12`10" | Living Room | Main | 14`10" x 16`0" |
| 3pc Ensuite bath | Second | 7`2" x 5`8" | 4pc Bathroom | Second | 5`0" x 9`1" |
| Bedroom | Second | 9`2" x 12`8" | Bedroom | Second | 10`0" x 12`9" |
| Bedroom - Primary | Second | 11`9" x 15`1" | 3pc Bathroom | Third | 7`2" x 9`11" |
| Bedroom | Third | 9`11" x 9`11" | Family Room | Third | 19`0" x 14`3" |
| Bedroom | Basement | 11`1" x 10`7" | Laundry | Basement | 10`9" x 10`11" |

Game Room

Basement

22`2" x 14`3"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`10" x 6`11"

Title:
Fee Simple
Legal Desc:

8010774

Zoning:
R-CG

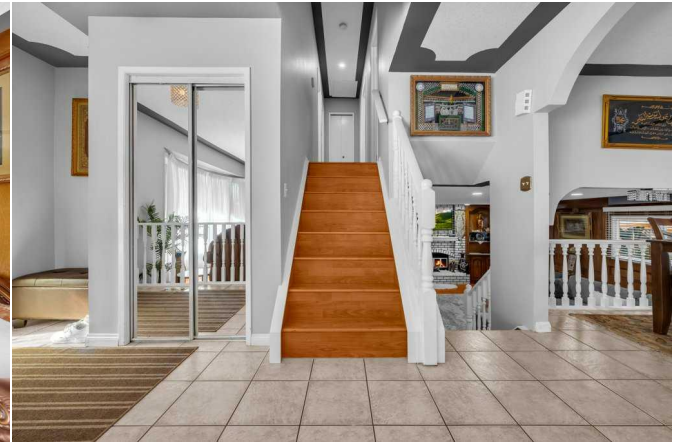
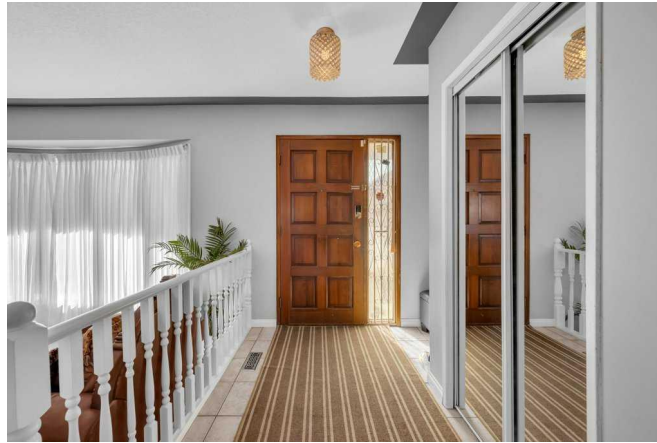
Remarks

Pub Rmks: **Welcome to this spacious 1,357 sq/ft 4-level split, nestled in a quiet cul-de-sac in the highly desirable community of Temple. With 5 bedrooms and 3 bathrooms, this meticulously maintained home is perfect for growing families. The open-concept main floor offers plenty of natural light, while the upper level features 3 generously sized bedrooms, including the master with a private 3-piece ensuite. The oversized third level offers a cozy atmosphere, complete with a feature fireplace wall, perfect for relaxing or entertaining. The fully finished lower level includes a massive recreation room, an additional bedroom, and plenty of potential to add a suite (illegal). Sitting on an oversized pie-shaped lot, this property boasts a massive backyard with plenty of green space and RV parking. Recent updates throughout the home showcase the pride of ownership, making this a rare find. Enjoy the peace and comfort of cul-de-sac living in one of Temple's most sought-after locations.**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

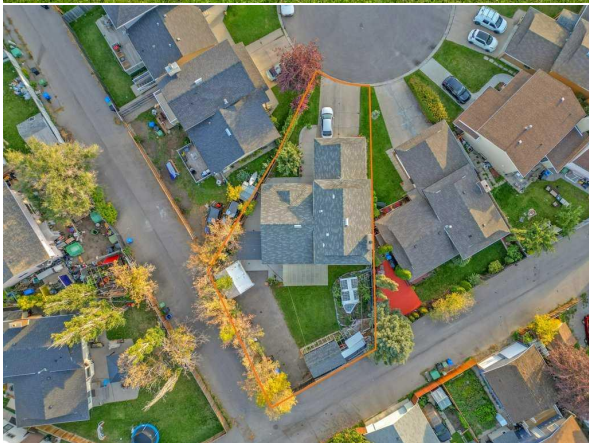
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

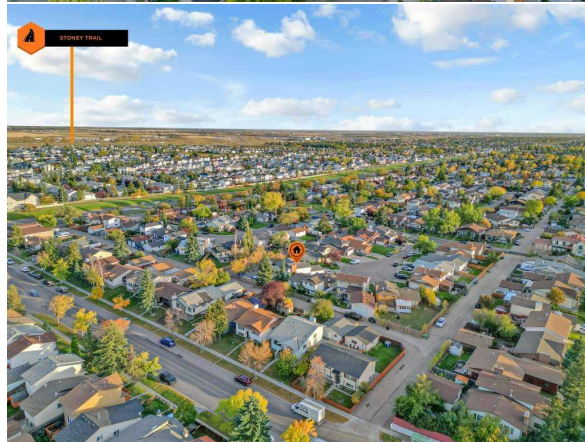












24 Templeton PI NE, Calgary, AB

Basement (Below Grade) Exterior Area 639.32 sq ft
Interior Area 552.21 sq ft



0 2 4 ft

PREPARED: 2024/10/08

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

24 Templeton PI NE, Calgary, AB

Main Floor Exterior Area 167.62 sq ft
Interior Area 623.78 sq ft
Excluded Area 467.13 sq ft



0 5 10 ft

PREPARED: 2024/10/08

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24 Templeton PI NE, Calgary, AB

Upper Floor Exterior Area 639.30 sq ft
Interior Area 626.46 sq ft



0 3 6 ft

PREPARED: 2024/10/08

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

24 Templeton Pl NE, Calgary, AB

Lower Floor (Below Grade) Exterior Area 572.38 sq ft
Interior Area 531.04 sq ft



PREPARED: 2024/10/05



While not shown, all areas are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.