



THE
A-TEAM

**RE/MAX
FIRST**

6848 TEMPLE Drive, Calgary T1Y 4X8

MLS® #: **A2172834**

Area: **Temple**

Listing Date: **10/13/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached,Driveway,Front Drive,Off Street**

DOM

100
Layout
Beds: **6 (3 3)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Other	Main	48`11" x 32`0"
2pc Ensuite bath	Main	9`0" x 23`0"
Dining Room	Main	24`10" x 29`0"
Bedroom	Main	26`3" x 33`11"
Bedroom	Main	35`3" x 32`7"
Entrance	Main	20`6" x 16`2"
4pc Bathroom	Basement	24`7" x 19`11"

Room	Level	Dimensions
Bedroom - Primary	Main	42`8" x 35`0"
Kitchen	Main	32`7" x 32`3"
Laundry	Main	10`5" x 9`10"
4pc Bathroom	Main	21`4" x 26`0"
Living Room	Main	44`10" x 37`6"
Bedroom	Basement	40`5" x 42`8"
Storage	Basement	18`10" x 17`9"

**Kitchen
Laundry
Bedroom**

**Basement
Basement
Basement**

**37`9" x 30`1"
28`9" x 18`1"
35`0" x 30`7"**

**Furnace/Utility Room
Bedroom**

**Basement
Basement**

**15`4" x 20`9"
33`8" x 30`11"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010774

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to renovated yet another designer home, this time in desire Community of Temple. Watch your kids playing in school across the road, perfect investment property to live up and rent down or rent both, Excellent location, Double detached garage, huge backyard, fully developed around 1900 sqft covered area. Here we go, Detached Bilevel, as you enter stairs on left take you to basement and stairs on the right take you to main floor, where on the left you have a separate living room with fire place and on the right side, high end kitchen, dinning with separate laundry. Three bed room, master half ensuite 2 pc, and patio door taking you to deck and full 4 PC washroom. Basement comes with illegal suite where you will find 3 bedrooms, huge kitchen with dinning, storage, 4pc washroom, laundry and Furness room. The backyard has a DOUBLE DETACHED GARAGE. Close to transit, parks, schools and various amenities,. Enjoy the showing thx.

Inclusions:
Property Listed By:

**None
Real Estate Professionals Inc.**

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









