



THE A-TEAM

RE/MAX FIRST

142 TEMPLEHILL Drive, Calgary T1Y 4C8

MLS®#: A2179709 Area: Temple Listing 11/23/24 List Price: \$479,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 1979
Lot Information
Lot Sz Ar: 2,497 sqft
Lot Shape:
Access:
Lot Feat:
Park Feat: Street Lighting
Driveway,Single Garage Attached

DOM

28
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey,Side by Side
Parking
Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting,Rain Gutters
Construction: Concrete,Vinyl Siding
Flooring: Laminate,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Range Hood,Refrigerator,Stove(s),Window Coverings
Int Feat: Bathroom Rough-in,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, Family Room, Bedroom, Game Room and their details.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7711406

Remarks

Pub Rmks:

Beautiful Semi-Detached | Incredible Location | Near CBE Annie Foote School | 1345 SqFt | 3 Bedrooms | 2.5 Bathrooms | High Ceilings | Skylight | Chandelier | Large Recessed Lighting | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Gas Stove | Kitchen Island | Gas Fireplace | Single Attached Garage | Great Covered Patio Backyard. Welcome home to 142 Templehill Drive NE; a great 2-storey semi-detached home boasting 1345 SqFt throughout the main and upper levels with an additional 718 SqFt in the basement! The front door opens to a grand foyer and front living room with high ceilings, and a sky light that adds to the natural beauty of the space. The living room has a corner gas fireplace for both comfort and style. The open floor plan kitchen, dining and second living room makes this the perfect home to entertain! The kitchen is outfitted with full height cabinets, quartz countertops, stainless steel appliances, a gas stove and a kitchen island with barstool seating. The second living room is a great space for social seating as its open to the kitchen! The dining room at the rear of the home has a door that leads to the covered back patio and backyard. The main level is complete with a 2pc bath. Upstairs holds 3 great bedrooms and a 4pc bath. The primary bedroom is paired with a walk-in closet for any fashion fanatics. the walk-in closet previously was a 2pc ensuite and all plumbing is still available if you want to convert it back! The 4pc bath has a tub/shower combo and single vanity with storage below. Downstairs the finished basement has an incredible amount of entertainment and storage space. Currently used as a fourth bedroom, the rec room provides you with endless opportunity! The basement is outfitted with a full 4pc bathroom with a tub/shower combo. Outside, this home has a covered patio that extends to the back lane giving you a no landscape required yard! The front attached single garage and driveway allow for 2 vehicles to park at any time plus street parking is readily available. The home is located in a family friendly neighbourhood with parks, playgrounds, a CBE School and all shopping amenities. Hurry and book your showing at this incredible home today!

Inclusions:

None

Property Listed By:

RE/MAX Crown

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









