



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 TEMPLEGREEN Place, Calgary T1Y 4Z2**

MLS® #: **A2179949**

Area: **Temple**

Listing Date: **11/18/24**

List Price: **\$480,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Finished Floor Area  
Abv Sqft: **805**  
Low Sqft:  
Ttl Sqft: **805**

DOM

**2**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **5,285 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Landscaped,Level,Street Lighting,Pie Shaped Lot,Private**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Range,Refrigerator,Washer/Dryer**  
Int Feat: **Beamed Ceilings,Central Vacuum,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>11`5" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`7" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`2" x 5`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 9`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 8`11"</b>
<b>Loft</b>	<b>Second</b>	<b>8`11" x 8`1"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>6`0" x 5`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`11" x 8`3"</b>
<b>Game Room</b>	<b>Level 4</b>	<b>17`8" x 10`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910714**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**With just a little over 1,375 sq ft on three levels this amazing bright open floor plan on a massive pie shaped lot all located at the back of a quiet bay is a perfect family home. Easy walking distance to several schools, parks and transit. This home has a custom floor plan you'll fall in love with and there's no work to do. Just move in. You'll enjoy the family room off the kitchen with it's vaulted ceilings, stone fireplace and it's adjoining dining area that walks out on to a front porch which provides a great place to watch the kids play from. The kitchen also has vaulted ceilings and is bright and cheery. The upper level features a mater bedroom with it's own private deck over looking the huge yard, 3 pce ensuite and walkin closet. There is also a loft/computer area with private deck. On the third level there are two more family bedrooms and a four piece bathroom. The lower level adds additional space and is developed as a rec room, but could easily be made to be something else. Homes like this rarely show up and you can still be in before Christmas to enjoy it..**

Inclusions:  
Property Listed By:

**All window coverings  
RE/MAX iRealty Innovations**

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









