



THE
A-TEAM

**RE/MAX
FIRST**

155 TEMPLETON Circle, Calgary t1y3t2

MLS®#: **A2189249**

Area: **Temple**

Listing Date: **01/21/25**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,333**

Low Sqft:

Ttl Sqft: **1,333**

Lot Information

Lot Sz Ar: **4,994 sqft**

Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

1

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

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

Construction: **Aluminum Siding ,Brick**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 15`2"
Dining Room	Main	9`0" x 8`0"
4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	7`6" x 5`0"
Bedroom	Main	10`0" x 10`0"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	11`11" x 14`7"

Room	Level	Dimensions
Kitchen	Main	16`5" x 8`0"
Family Room	Main	12`3" x 12`3"
2pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	13`5" x 12`4"
Bedroom	Main	10`0" x 9`5"
Game Room	Basement	25`0" x 12`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7711020

Remarks

Pub Rmks: **Welcome to this charming home located in the heart of Temple, featuring 3 spacious bedrooms and 1.5 bathrooms conveniently situated on the main floor. The inviting living room and cozy family room provide ample space for relaxation and entertainment, while a well-appointed laundry room adds to the functionality of the layout. The fully finished basement offers a wealth of recreational space, perfect for family gatherings or leisure activities, and includes an additional room and a three-piece bathroom for convenience. Step outside to discover a private backyard oasis, complete with a large deck ideal for outdoor entertaining or enjoying peaceful moments. The property is further enhanced by a double detached garage, providing ample storage and parking options. This home combines comfort and practicality, making it an ideal choice for families or those seeking a serene living environment. Don't miss the opportunity to make this lovely property your own!**

Inclusions:
Property Listed By: **Real Broker**

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



