



THE
A-TEAM

**RE/MAX
FIRST**

11 TEMPLESON Way, Calgary T1Y 5P5

MLS®#: **A2201325** Area: **Temple** Listing Date: **03/26/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **5,984 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,212**
 Low Sqft:
 Ttl Sqft: **1,212**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Private,Street Lighting**
 Park Feat: **Additional Parking,Double Garage Detached,Garage Faces Rear**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Central Vacuum,Low Flow Plumbing Fixtures,No Smoking Home,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`11" x 5`3"
Dining Room	Main	15`3" x 8`11"
Bedroom - Primary	Second	13`8" x 10`8"
Walk-In Closet	Second	4`9" x 4`7"
Bedroom	Second	9`6" x 9`6"
2pc Bathroom	Lower	9`6" x 6`3"
Bedroom	Lower	14`2" x 8`6"
Storage	Basement	9`8" x 6`9"
Furnace/Utility Room	Basement	15`0" x 5`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 13`1"
Kitchen	Main	15`4" x 10`0"
3pc Ensuite bath	Second	8`0" x 4`11"
Bedroom	Second	9`6" x 9`1"
4pc Bathroom	Second	9`11" x 8`0"
Mud Room	Lower	12`1" x 3`4"
Family Room	Lower	18`9" x 13`0"
Bedroom	Basement	10`5" x 9`10"
Flex Space	Basement	15`0" x 13`1"

Title:
Fee Simple
Legal Desc:

8010774

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to your beautifully updated 4-level split home in the heart of Temple! This spacious and move-in-ready property offers 5 bedrooms, with a separate entrance in the rear, and 1900sqft of living area, making it perfect for large families, multigenerational living, or those needing extra space. Step inside and fall in love with the brand-new kitchen, featuring sleek countertops, a new stainless stove, and a new stainless dishwasher—perfect for all your culinary creations. The entire home has been freshly painted, and the fireplace surround has been tastefully updated, adding a modern yet cozy touch. Stylish luxury vinyl plank, and tile flooring flow seamlessly throughout, combining warmth, durability, and timeless appeal. Step outside from the dining room onto a beautiful partially covered deck, perfect for sipping your morning coffee or hosting summer BBQs. This versatile outdoor space offers both shade and open-air comfort. Beyond the deck, you'll find a large, private yard—a true retreat with plenty of room for kids to play, pets to roam, or even a garden to flourish. With ample space for outdoor entertaining and relaxation, this backyard is ready to become your personal oasis. Parking is a breeze with an oversized double garage in the back, a parking pad out front, and ample street parking—ideal for you and all of your guests. Living in Temple means being part of a welcoming, family-friendly community close to schools, parks, and a vibrant community association. Plus, you're just a short bike ride from the North East Leisure Centre, featuring a wave pool, hockey rinks, a gym, a library, and so much more! Don't miss this incredible opportunity—this home is truly move-in ready. Book your showing today

Inclusions:
Property Listed By:

**Furnace in Garage(unattached), Alarm System(Telus)
CIR Realty**

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









