

3 Templemont Way  
Calgary, Alberta

MLS # A2242794



## \$595,000

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry		

**Inclusions:** N/A

**Modern Elegance in a Prime Location** This beautifully designed home features soaring 9-ft ceilings, sleek modern lighting, and a bright open-concept layout. Luxury vinyl plank floors and large windows create a warm, welcoming space throughout the main level. The chef's kitchen boasts quartz countertops, white cabinetry, stainless steel appliances, and a large island — perfect for entertaining. The spacious living and dining areas are anchored by a stunning fireplace, while a separate family room offers flexibility as an office or second lounge. Upstairs, the luxurious primary suite includes a spa-like ensuite and a large walk-in closet. Enjoy a private, fenced backyard with a deck ideal for outdoor gatherings, plus a detached garage for easy parking. Located within walking distance to daycare, schools, parks, and public transit — this home has it all. Book your showing today!