

**79 Templegreen Place NE**  
**Calgary, Alberta**

**MLS # A2245509**



# \$495,000

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** TV in Living Room , Bose Theater System, Shed,

Nestled in the vibrant, family-friendly community of Temple, this stunning 4-level split home combines unique architecture with modern amenities on a beautifully landscaped corner lot. Surrounded by schools, green spaces, and convenient shopping, it's ideal for families and professionals. The fully developed interior features a spacious main floor kitchen, a cozy living room with a gas fireplace and patio doors to a private deck, a primary bedroom with a 3-piece ensuite, and a versatile office/den area upstairs. The third level offers two additional bedrooms and a full bathroom, while the fourth level boasts a huge recreation room perfect for a home movie theater or family gatherings. Outside, an oversized double detached garage, heated for year-round comfort, includes extra storage or workshop space, making this exceptional home a true gem in Temple's thriving neighborhood.