

92 Templeby Drive NE  
Calgary, Alberta

MLS # A2245689



## \$515,000

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Many		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** Tv wall mount located in the flex room located in the basement

Situated in the family friendly community of Temple, this spacious bi-level detached home is sure to IMPRESS! This property has many features that you will LOVE, including the unique floor-plan with the living room located on the main floor level, and the OPEN CONCEPT layout with VAULTED CEILINGS featuring TWO skylights. The living room features a LARGE BAY WINDOW, allowing for lots of NATURAL light. The wood burning fireplace, located in the living room, FEATURES a GORGEOUS floor to ceiling STONE wall. The primary bedroom FEATURES an en-suite, and has direct access to the LARGE deck. The kitchen features lots of NATURAL light from both the large window and the patio sliding doors, which also connects to the LARGE deck. The lower level features a LARGE flex room and lots of storage space. Enjoy your PRIVATE fully fenced in backyard with no neighbours behind, and your OVERSIZED DOUBLE CAR GARAGE. Call your favourite realtor today for a viewing.