

7160 Temple Drive NE  
Calgary, Alberta

MLS # A2283377



**\$575,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Garden, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

  

<b>Inclusions:</b>	Basement: Fridge, stove, Hood-fan
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Welcome to this beautifully maintained 4-bedroom, 3-bathroom bi-level situated on a huge corner lot in the heart of Temple. Pride of ownership is evident throughout, with a fully finished basement and double garage offering exceptional value and functionality. The main floor features newer windows, a tastefully updated kitchen with stainless steel appliances, an upgraded main bathroom, and modern light fixtures throughout. A bright and open layout welcomes you with a spacious living room, an open concept kitchen and dining area, two generously sized bedrooms, and a stylish 4-piece bathroom. The fully finished lower level offers two additional bedrooms, a large recreation room, and a full kitchen&mdash;ideal for extended family living or excellent rental potential. Perfectly suited for families and investors alike, this move-in-ready home sits on an oversized corner lot with endless possibilities for outdoor living, future development, or additional parking. Book your private showing today before it&rsquo;s gone!