

44 Templehill Drive NE Calgary, Alberta

MLS # A2334856



\$550,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,137 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Vinyl Windows		

Inclusions:	N/A
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Situated in a spectacular location - across from a schoolyard, ball diamonds, playgrounds and an expansive pathway system, this beautifully updated multi-level home perfectly blends everyday comfort with functional elegance. Step inside to an inviting open-concept main floor featuring a grand entry, rich hardwood flooring throughout, and a bright living room anchored by a stunning wood burning, rock-finished corner fireplace and framed by generous windows that flood the space with natural light. The renovated kitchen, equipped with sleek stainless steel appliances, will impress the Chef in Your Family, connects to a spacious dining room designed effortlessly for entertaining. Upstairs, the tranquil primary suite offers a private two-piece ensuite, accompanied by two additional well-sized bedrooms and a stylish four-piece bath. The fully repainted interior extends down to a versatile third level, where there is a cozy den but can easily transition back into a fifth bedroom plus a Family Room for TV/ Games Night or a Wonderful play area. A fourth level provides even more living space with an additional bedroom, and dedicated laundry and utility rooms featuring a NEW FURNACE and HOT WATER TANK. Complete with all-NEW WINDOWS and EXTERIOR DOORS, the home opens out to a superb, fully fenced backyard with a ground-level patio deck—ideal for outdoor gatherings—alongside the added convenience of a double detached garage. Great Street and has Wonderful Neighbour's who will make You know You made the right choice - Call Your Favourite Realtor today for a Private Showing !