

41 Templeson Crescent NE Calgary, Alberta

MLS # A2343412



\$525,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,215 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Laminate, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Ceiling Fan(s), Storage		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions: TV Mounts, Shelves in the Garage

Mature trees and a low-maintenance backyard set the stage for this 4-bedroom detached home in Temple, where a fully developed basement and oversized heated 27 x 20'6" garage add valuable space for everyday life. Hardwood and laminate flooring carries through the main level, while a huge picture window fills the living room with natural light and frames views of the backyard. Everyday cooking is well served by a kitchen with abundant cabinetry and generous workspace, flowing into a bayed dining area that gives family meals their own defined setting. A convenient powder room completes this level. Upstairs, 3 bedrooms keep the household together, accompanied by a 4-piece bathroom for daily routines. Downstairs extends the usable living space with a large rec room ready for movie nights, games or casual gatherings. An additional flex room adapts easily as a home office or 4th bedroom and a 3-piece bathroom adds extra convenience to the lower level. Outside, paver stones form an inviting patio for summer barbecues and quiet evenings, while raised garden beds leave room to grow vegetables, herbs or flowers without adding extensive yard upkeep. Car enthusiasts, hobbyists and anyone needing serious storage will appreciate the oversized detached garage, which is heated, has a 2-piece bathroom (That's right a bathroom in the garage!), easily fits a large truck, and drywalled/insulated for comfortable year-round use. As a bonus the roof was redone in 2019 and the home rocks updated triple pane LUX windows! Families will also appreciate this phenomenal location near Annie Foote School and Father Scollen Catholic School, with Village Square Leisure Centre, shopping, transit and other everyday amenities close by. With 4 bedrooms, flexible recreation and work space, an easy-care outdoor setting and an impressive

mechanic's dream garage, this home brings together the practical extras that make day-to-day living work well.