

68 Templeby Way NE  
Calgary, Alberta

MLS # A2166219



**\$508,400**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Mid Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** NONE

Nestled on a peaceful street in the highly desirable Temple community, this stunning home offers the perfect blend of convenience and tranquility, with a prime location directly overlooking a school and playground. Step inside to discover a bright and inviting living room with stylish laminate flooring that extends throughout the main floor. The well-appointed kitchen features elegant quartz countertops, sleek stainless steel appliances, and a convenient half bath. On the upper level, you'll find three spacious bedrooms and a full bath, providing ample space for family living. The fully developed basement includes a cozy family room and a practical storage room, adding versatility and extra functionality to the home. Enjoy the newly fenced east-facing backyard, which offers potential for accommodating a garage if desired. Recent updates enhance the appeal of this home, including new carpets, quartz countertops, stainless steel appliances, and a newer hot water tank. Don't miss the opportunity to view this exceptional property—call today to make it yours before it's gone!