

68 Templemont Drive NE  
Calgary, Alberta

MLS # A2201627



**\$530,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

Welcome to your dream family home in a serene neighborhood, where comfort meets style! This charming 3-bedroom house boasts 1,442 square feet of inviting living space, featuring a sunny front porch perfect for morning coffee and front drive parking for convenience. Step inside to discover a cozy brick-faced wood-burning fireplace and vaulted ceilings that create an airy ambiance in the living room. The renovated bathrooms and LVT flooring throughout add modern flair, while the dining room overlooks the front porch. Enjoy summer gatherings in your fully fenced backyard complete with a deck, fire pit, and arbour—ideal for entertaining! Don't miss this opportunity to create lasting memories in a home designed for family living; schedule your tour today!