

7135 Temple Drive NE  
Calgary, Alberta

MLS # A2202340



**\$619,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Sloped Down		

**Heating:** Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Suite

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to your new home - 4 Level Split in Temple - Walkout Basement Suite (illegal). 1077 SF above grade and 2040 total living space. This home features a total of 5 bedrooms, 4 bathrooms, 2 kitchens, 2 laundry rooms and a double detached garage. This home is ideal for a large family, or if your in the market for an investment property. Live up, rent down, rent both, or bask in the entire house. Upstairs features a 3 bedroom 2 bath home with open concept design, plenty of windows to boast the natural sunlight, positive vibes all around. A separate walkout entrance from the back to the 2 bedroom, 2 bath suite (illegal) offers even more space and comfort for whatever your needs are. Don't forget, 2 separate laundry rooms available in this home. Conveniently located on Temple Drive, with walking distance to 52 Street, Calgary Transit, shopping plaza, schools and so much more. Private fenced backyard and double detached garage and deck along the side of the house complete this amazing home. Do not pass up this opportunity, call your favorite realtor today and book a viewing.