



# 175 Templehill Drive Calgary Alberta

\$349,800

DON'T MISS OUT ON THIS OPPORTUNITY! GREAT FOR YOUNG FAMILIES OR FIRST TIME BUYERS! NEW PRICE! Have you been looking for that special place to call home? This is it! Once you see this home, you will know that you have found it! Come and look at this incredible property! You have to check out this END UNIT home to appreciate all that it has to offer! As you enter through the front door, you step into a spacious, bright living room, complete with a brick-faced wood burning fireplace! There are large windows for lots of light and fresh air. Follow through to the bright and open kitchen. You will love all of the counterspace and tons of cupboards! Plenty of room for meal prep for everyone. Enjoy meals at your kitchen table, with loads of natural light streaming in and looking out onto your private, fenced backyard! As you head upstairs you will find 3 bedrooms, all very good sized with beautiful laminate throughout the entire upper floor. All three bedrooms have large closets and nice big windows for lots of sunshine and natural light! The large primary bedroom has a ceiling fan, as well as a walk-in closet with built in shelving. The bathroom is conveniently located for easy access from all of the rooms! You will also find a linen closet on this level - very handy for the family! The full size basement is untouched and waiting for your ideas! A great area for a future rec room with lots of space left for storage, and the laundry machines are here too! You can have peace of mind knowing that the furnace, hot water tank and humidifier were all replaced in 2021! At the back entrance is a massive closet that will keep everything organized and easy! Your assigned parking stall is just outside your back door and has a plug-in for the winter! You will notice how new the outside of this home looks, as it has recently been upgraded with new siding and shingle...

Primary Bedroom 12.00 Ft x 11.33 Ft

Bedroom 9.17 Ft x 7.92 Ft

Bedroom 9.25 Ft x 9.08 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Kitchen 10.08 Ft x 7.25 Ft

Dining room 9.83 Ft x 9.08 Ft

Living room 13.67 Ft x 13.25 Ft

Listing Presented By:



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MaxWell Canyon Creek

<http://www.bonniefulfordrealestate.ca>



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