



## 35 Templegreen Place Calgary Alberta

\$480,000

With just a little over 1,375 sq ft on three levels this amazing bright open floor plan on a massive pie shaped lot all located at the back of a quiet bay is a perfect family home. Easy walking distance to several schools, parks and transit. This home has a custom floor plan you'll fall in love with and there's no work to do. Just move in. You'll enjoy the family room off the kitchen with it's vaulted ceilings, stone fireplace and it's adjoining dining area that walks out on to a front porch which provides a great place to watch the kids play from. The kitchen also has vaulted ceilings and is bright and cheery. The upper level features a mater bedroom with it's own private deck over looking the huge yard, 3 pce ensuite and walkin closet. There is also a loft/computer area with private deck. On the third level there are two more family bedrooms and a four piece bathroom. The lower level adds additional space and is developed as a rec room, but could easily be made to be something else. Homes like this rarely show up and you can still be in before Christmas to enjoy it.. (id:6769)

Loft 8.92 Ft x 8.08 Ft

Primary Bedroom 12.58 Ft x 11.17 Ft

3pc Bathroom 6.00 Ft x 5.83 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Bedroom 12.92 Ft x 8.25 Ft

Bedroom 10.42 Ft x 9.08 Ft

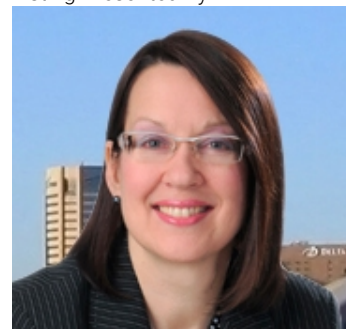
Recreational, Games room 17.67 Ft x 10.75 Ft

Family room 11.42 Ft x 10.17 Ft

Dining room 11.50 Ft x 8.92 Ft

Kitchen 8.83 Ft x 7.92 Ft

Listing Presented By:



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