



175 Templewood Drive Calgary Alberta

\$659,900

Welcome to this meticulously maintained former show home, proudly owned by the same family since 1980! Situated on a quiet, tree-lined street with unbeatable curb appeal, this spacious 2,000 sq ft two-storey home (plus approaching 1300 sq ft in the basement) sits on an oversized lot and is truly a rare find. Step inside to discover gleaming, finished-on-site oak hardwood floors (3/4 inch thick, tongue-and-groove), rich wood accents, and a sense of pride in ownership throughout. The main floor features a bright and spacious living and dining area. You'll also love the cozy family room with a wood-burning fireplace and gas starter with sliding doors to a generous backyard deck--perfect for summer BBQs. There's a large kitchen and a main floor bedroom or office, ideal for grandparents, guests, or working from home, along with a convenient half bath and main floor laundry. Upstairs, you'll find three large bedrooms, including a massive primary retreat with hardwood floors, a his and hers closets, and a private ensuite with shower. The other two bedrooms are carpeted and share another full bathroom--perfect for families. The partly finished basement includes a fifth bedroom and loads of potential for future development--think home theatre, games room, play area, or even a suite (subject to city approvals). Outside, the beautifully landscaped yard boasts a front south-facing deck, a canvas storage shed, newer fencing, and an underground sprinkler system. The double oversized detached garage, paved RV parking, and large double gate to the paved alley make this a dream for anyone with multiple vehicles, toys, or tools. And let's talk location--walking distance to elementary, junior high, and high schools, plus easy access to transit including the Whitehorn LRT station and bus routes. You're also just minutes from Peter Lougheed Hospital, Stoney Trail, and Deerfoot Trail fo...

Bedroom 10.75 Ft x 9.08 Ft
 Bedroom 9.75 Ft x 9.17 Ft
 4pc Bathroom 10.92 Ft x 6.25 Ft
 Primary Bedroom 14.25 Ft x 13.42 Ft
 3pc Bathroom 8.58 Ft x 8.08 Ft
 Bedroom 14.42 Ft x 12.50 Ft

Family room 17.17 Ft x 12.50 Ft
 Dining room 11.42 Ft x 8.50 Ft
 Kitchen 11.08 Ft x 8.67 Ft
 Dining room 8.42 Ft x 8.50 Ft
 Living room 16.00 Ft x 13.08 Ft
 2pc Bathroom 5.75 Ft x 5.17 Ft

Listing Presented By:



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Other 9.50 Ft x 7.50 Ft

Office 13.08 Ft x 9.25 Ft

Laundry room 7.50 Ft x 5.75 Ft