



## 239 Templemont Drive Calgary Alberta

\$460,000

Finding the perfect starter home can be a daunting task, but 239 Templemont Dr NE effortlessly meets all the criteria of a desirable first home. Ideally located just steps away from schools, shopping, and public transportation, this property combines convenience, comfort, and modern amenities to create a welcoming haven for new homeowners. The location of 239 Templemont Dr NE is one of its most appealing attributes. Situated in a well-connected neighborhood, the home is mere steps from essential amenities such as schools, shopping centers, and public transportation. This prime location ensures that daily errands and commutes are not only convenient but also time-efficient, allowing homeowners to enjoy more leisure time with family and friends. Whether it's a quick trip to the grocery store or an easy walk to school, the accessibility of this home enhances the quality of life for its residents. The main level of the home boasts an open floor plan that exudes warmth and hospitality. The bright living room, accentuated by a charming corner fireplace, serves as the heart of the home, providing a cozy atmosphere for relaxation and social gatherings. Adjacent to the living room is the dining room, which seamlessly integrates into the layout, making it ideal for family meals and entertaining guests. The galley kitchen is a model of efficiency and functionality, offering ample storage and counter space for culinary endeavors. The 4-piece main bathroom features modern fixtures and a clean, elegant design that adds to the overall appeal of the home. Two spacious bedrooms on the main level provide comfortable and private living spaces, perfect for rest and rejuvenation. The fully finished lower level extends the living space, offering a large family room that can be adapted for various recreational activities or transformed into a home theater. This flexibility makes it an exc...

Bedroom 3.12 M x 4.60 M  
Hall 2.49 M x 1.98 M  
3pc Bathroom 2.59 M x 1.50 M  
Furnace 3.58 M x 2.24 M  
Family room 7.70 M x 3.96 M  
Living room 3.53 M x 5.92 M

Dining room 3.45 M x 3.43 M  
Kitchen 2.57 M x 2.49 M  
Hall 2.03 M x 2.08 M  
4pc Bathroom 2.59 M x 1.50 M  
Bedroom 4.45 M x 2.69 M  
Bedroom 4.45 M x 3.10 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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