



# 131 Templehill Drive Calgary Alberta

\$399,900

This updated and spacious 3-bedroom, 2-bathroom townhome is located in the desirable community of Temple, offering a perfect combination of comfort, convenience, and outdoor living. Ideal for families, first-time buyers, or investors, this property is move-in ready and backs onto a beautiful green space/park. As you enter, you're greeted by a bright and airy main floor, with large windows that bathe the living room in natural light. The open-concept layout effortlessly connects the living room to the dining area, making it ideal for both relaxation and entertaining. The modern kitchen features sleek countertops, plenty of storage, and appliances, perfect for home chefs. Step out from the kitchen onto your private deck, where you can enjoy a morning coffee or host a barbecue. The private yard offers a serene escape, backing directly onto a green space/park, providing added privacy and scenic views--an ideal spot for kids or pets to play. Upstairs, the home features three well-sized bedrooms, including a spacious primary bedroom with plenty of closet space. The full bathroom on this level has been tastefully updated with modern finishes, and there is an additional full bathroom on the lower level for added convenience. The finished basement adds valuable living space, perfect for a family room, home office, or gym. The laundry room and ample storage make this space both practical and functional. This townhome includes a designated parking stall and offers low condo fees. It's conveniently located close to schools, parks, shopping centers, and public transit, making it a fantastic choice for those seeking both tranquility and accessibility. Don't miss this amazing opportunity to own a home in a prime location with a beautiful park just steps from your backyard. Schedule your private showing today! (id:6769)

4pc Bathroom 8.50 Ft x 6.33 Ft

Recreational, Games room 17.25 Ft x 13.17 Ft

Furnace 10.75 Ft x 14.58 Ft

Dining room 11.17 Ft x 7.25 Ft

Kitchen 11.17 Ft x 8.25 Ft

Living room 17.25 Ft x 13.92 Ft

4pc Bathroom 5.92 Ft x 7.33 Ft

Bedroom 8.50 Ft x 11.08 Ft

Bedroom 8.50 Ft x 14.50 Ft

Primary Bedroom 10.83 Ft x 14.58 Ft

Listing Presented By:



Originally Listed by:  
PropZap Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca