



# 131 Templehill Drive Calgary Alberta

\$314,900

Fully renovated townhouse backing onto a school park and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & FULLY FINISHED unit offers over 1600sqft of impeccable living space in an OPEN FLOOR PLAN presenting a spacious living room which flows really well with the casual dining area and a well-equipped kitchen boasting NEW CABINETS/COUNTERTOPS, black appliances & plenty of storage space. The SUNNY SOUTH FACING DECK & PATIO lead to a walking path that connects 2 Schools, the Community Association and Templegreen Park featuring a hockey rink, soccer field, basketball & tennis courts. Upstairs you will find a spacious master bedroom plus two more bedrooms and the main 4pc bathroom. The fully finished basement features a games/rec room, bonus/media room and a second full 4pc bathroom. Brand new renos include an upgraded kitchen, finished basement, stylish decor, paint & vinyl plank flooring. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home! (id:6769)

Recreational, Games room 12.75 Ft x 8.08 Ft

Family room 13.25 Ft x 8.58 Ft

4pc Bathroom 9.00 Ft x 6.17 Ft

Living room 17.17 Ft x 13.83 Ft

Dining room 11.08 Ft x 7.17 Ft

Kitchen 11.08 Ft x 8.00 Ft

Primary Bedroom 12.33 Ft x 10.75 Ft

Bedroom 14.42 Ft x 8.42 Ft

Bedroom 11.00 Ft x 8.50 Ft

4pc Bathroom 7.42 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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