

3448 56 Street NE  
Calgary, Alberta

MLS # A2167401



## \$549,900

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** basement 2nd fridge, all attached garage shelving, two exterior cameras, storage shed

Great opportunity in this fully developed 4 bed, 3 bath bi-level home in Temple. Convenient location! Walk just 5-8 min to two elementary schools &ndash; one public and one catholic. Short walk to grocery store and close to Sunridge shopping district. Quick access to Whitehorn LRT station, Stoney Trail, and Highway 1. Very clean and well-maintained throughout with hardwood flooring in the living room and main floor bedrooms, newer slate tile, and newer carpet in the basement! Step up to a generous living room with a large West-facing bay window. Bright and spacious dining area with sliding doors to a front balcony. White kitchen with white appliances and good counter space plus a pantry. A large primary bedroom offers a double closet and a 3-pce ensuite bathroom with a corner shower. Great sized second bedroom plus an updated 4-pce main bath with a new tub, tile surround, new fixtures, an extended vanity, and lots of storage! Convenient main floor laundry and a side entrance to the back yard. The fully finished basement has an expansive rec room with a brick-faced wood burning fireplace, 2 additional bedrooms, and a 4-pce bath. A huge oversized 22 ft x 24 ft double detached garage with tall ceilings, shelving, and workbench. Fantastic yard has a storage shed, brand new fence on two sides, and a massive lower area next to the garage with so much potential for RV storage (easy to add a gate), a garden, fire pit, or make it your own!