



Under Contract - Option Pending on Market

**\$379,000**

Call 7133771022 Today!

## 2501 CANYON CLIFF DRIVE, TEMPLE, TX 76502

4 BEDS, 2 FULL & 1 HALF BATH(S)

IN A HOME WHERE NATURE IS THE STAR, NEW OWNERS WILL LOVE BEING SURROUNDED BY AN ABUNDANCE OF WINDOWS IN A LAYOUT THAT BRINGS THE OUTSIDE IN - PERFECT FOR EMPTY NESTERS WITH GRANDKIDS! Far from a cookie cutter design, this unique Canyon Creek 4 bedroom, 2.5 bath cul-de-sac home welcomes with a first floor that is filled with natural light over hardwood floors and anchored by a wood burning (yet recently plumbed for gas) fireplace. Just steps away are both the formal and informal dining leading to a light and bright island kitchen. This kitchen, designed to meet many needs, comes complete with stainless appliances, granite countertops, a custom swing out pantry & front porch access! The downstairs master, with private backyard views & access, opens into a double vanity bath with updated walk in shower. The upstairs floor plan allows for a loft area accented by built in book shelves that leads to three bedrooms that are just steps away from the guest bath that features an abundance of storage. Like living in a treehouse, the rear of the home steps out into wooded oasis with the help of a beautifully built 3 level deck that not only wraps around the west side but also provides space & a hot tub as well to enhance outdoor living. This owner has created a yard that is a certified wildlife habitat with its abundance of daffodils, irises, gladiolas, grape hyacinth, Spanish bells, & milkweed while a rose garden is tucked away on the east side. Centrally located and minutes away from shopping, restaurants, & I-35, there is a lot to love about this

### GENERAL DESCRIPTION

- Subdivision:** Cliffs Of Canyon Creek Ph I  
**Property Type:** Single Family  
**Bedrooms:** 4  
**Baths:** 2 Full & 1 Half  
**Stories:** 2  
**Style:** Other  
**Year Built:** 1981  
**Building Sqft:** 2,625 /  
**Lotsize:** 12,406  
**MLS# / Area:** SMABOR-554986



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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2501 Canyon Cliff Drive, Temple, TX 76502  
Visit <https://www.har.com/SMABOR-554986> for more information

Listing Broker  
**Mahler Group**