



## 40 Templeridge Crescent Calgary Alberta

\$399,900

**\*OPEN HOUSE - Saturday, Nov. 9 Cancelled\*** Beautifully renovated and ideally situated directly across from Temple Green Park, this spacious home boasts over 1,200 sq ft of thoughtfully developed living space. Inside, you'll be greeted by gleaming hardwood floors, a large bay window, a slate wood-burning fireplace, and modern pot lighting. Fresh paint lends a bright feel throughout. The kitchen shines with granite countertops, freshly painted cabinetry, a convenient breakfast bar, and new stainless steel appliances, including a fridge and dishwasher. Upstairs, two generous bedrooms await, with the primary suite featuring additional pot lights and a walk-in closet. The main bathroom has been tastefully updated for a modern touch. The fully finished basement offers large windows, a cozy family room, an updated half bathroom, new baseboards/casing, and a laundry/mechanical room with a new washer and dryer. Outside, enjoy a low-maintenance, fully fenced backyard with a garden and a single garage. With central air conditioning and updated shingles, this home truly stands out--don't miss the opportunity! (id:6769)

Primary Bedroom 12.25 Ft x 10.50 Ft

Bedroom 12.25 Ft x 8.33 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Family room 18.17 Ft x 9.50 Ft

2pc Bathroom 6.75 Ft x 4.58 Ft

Kitchen 14.50 Ft x 10.75 Ft

Dining room 11.17 Ft x 10.33 Ft

Living room 14.33 Ft x 12.92 Ft

Foyer 5.25 Ft x 5.00 Ft

Other 4.50 Ft x 3.92 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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