



## 39 Templeridge Bay Calgary Alberta

\$695,000

Welcome to this spacious and extensively upgraded 4-level split, ideally situated on a large lot in a quiet, family-friendly cul-de-sac. With over 2,000 sq. ft. of developed living space and a rare heated triple detached garage, this home is designed to grow with your family while offering flexibility, privacy, and comfort. The main floor showcases gleaming hardwood floors throughout, a bright and functional kitchen with raised oak cabinetry, recessed lighting, and direct access to a covered deck -- perfect for year-round enjoyment. A large bay window fills the expansive living room with natural light, and the adjacent dining area easily accommodates family gatherings. Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite with a private ensuite equipped with a jetted tub. The third level offers a cozy walkout family room with a beautiful combination of gas & wood-burning fireplace, a flexible den or fourth bedroom, and a convenient 2-piece bath. The fully developed fourth level adds even more space, with a sizable storage room, an additional bedroom, laundry area, and a massive crawl space ideal for all your storage needs. Outside, enjoy a mature backyard complete with fruit trees and plenty of room for kids to play, plus a covered deck perfect for entertaining. The heated triple detached garage offers unbeatable value for car enthusiasts, hobbyists, or anyone needing extra workspace and storage. This is truly one of the best homes in the area -- combining thoughtful upgrades, flexible living space, and a rare garage setup in a peaceful location close to schools, parks, and amenities. Don't miss your chance to make it yours! (id:6769)

Primary Bedroom 13.92 Ft x 10.17 Ft

4pc Bathroom 7.08 Ft x 6.42 Ft

Bedroom 9.08 Ft x 8.67 Ft

Bedroom 10.08 Ft x 8.67 Ft

3pc Bathroom 7.17 Ft x 6.92 Ft

Bedroom 23.92 Ft x 10.42 Ft

Storage 7.92 Ft x 5.42 Ft

Laundry room 11.17 Ft x 7.67 Ft

Family room 16.58 Ft x 12.08 Ft

Bedroom 8.75 Ft x 7.92 Ft

3pc Bathroom 11.08 Ft x 4.58 Ft

Living room 14.83 Ft x 14.83 Ft

Kitchen 15.00 Ft x 11.92 Ft

Dining room 11.92 Ft x 8.42 Ft

Listing Presented By:



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First Place Realty



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