



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Templeridge Bay NE
Calgary, Alberta

MLS # A2248608



\$695,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,249 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Door		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Jetted Tub, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

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!