



232 Templeside Circle NE
Calgary, Alberta

MLS # A2294508



\$558,888

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|------------------|--|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,132 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Oversized, Parking Pad, RV Access/Park | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Parquet, Tile, Vinyl | Sewer: | - |
| Roof: | Rubber | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Metal Siding , Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Separate Entrance, Soaking Tub, Storage | | |

Inclusions: N/A

Pride of ownership is evident throughout this custom-built home, where thoughtful design and meticulous care create a welcoming and highly functional sanctuary. An inviting main level centres around a full-height brick fireplace that anchors the living space while oversized windows draw in natural light throughout the day, enhancing both comfort and ambiance. Gleaming upgraded vinyl flooring adds durability and style underfoot, making everyday living both practical and polished. The seamless flow continues into the dining area where French doors extend living outdoors to a covered deck, supporting year-round enjoyment and easy entertaining. A well-designed kitchen features granite countertops, top-of-the-line stainless steel appliances including a Whirlpool gas stove, a window above the sink and space for casual dining, offering both efficiency and connection to the surrounding spaces. The upper level is thoughtfully arranged with a primary bedroom that includes its own private powder room for added convenience, complemented by 2 additional bedrooms and a 4-piece bathroom to support family living. Extra windows stream natural light into the lower level where a spacious rec room invites movie nights, games or flexible daily use, complemented by a 3-piece bathroom. A separate entrance through the garage introduces excellent potential for future development/ Illegal suite or multi-generational living as well as potential for another entrance door to be installed along the North wall. Further flexibility continues in the basement where a bedroom and den provide extra space for guests, a home office or hobbies. Outdoor living is equally well considered with a covered deck that extends seasonal use and a large fenced yard delivers tons of room for children and pets to play. An oversized double attached garage is paired with RV parking and a rear driveway, providing

exceptional parking and storage options rarely found at this price point. Mechanical updates including a furnace replaced 5 years ago and a water heater replaced 3 years ago contribute to long-term peace of mind. This phenomenal location adds everyday convenience within walking distance to Guy Weadick School, Annie Foote School and Lester B. Pearson High School, along with an easy walk to the community centre, sports courts, ice rink, exercise park, regional bike pathways and the popular Village Square Leisure Centre, supporting an active and connected lifestyle. Truly an exceptional location for this move-in ready home.