



**16 Templeridge Close NE
Calgary, Alberta**

MLS # A2132544



\$689,900

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,292 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s)		

Inclusions: Hot Tub, Underground Sprinklers

OPEN HOUSE SATURDAY, JULY 6, 2024 - 1:00 - 4:00Welcome Home! Located in a quiet close, this meticulously kept home showcases its beauty right out of the gate with the stonework, retaining wall, and professionally landscaped yard. The low-maintenance front and back yards will allow you more time to relax and enjoy family and friends. The foyer is warm and welcoming with bright natural light, a fresh coat of paint, and easy-to-clean tile. As you walk into the main level, you will enjoy the open and comfortable living room featuring hardwood floors, built-in cabinetry, a wood-burning fireplace with brick-facing feature, and a lovely bay window allowing natural light to flood the room. The kitchen is also open and displays beautiful cabinetry with decorative wood panels, built-in desk, granite counter tops, and S/S appliances. There is plenty of space for the chef in your family, not to mention the gorgeous granite kitchen table that stays behind. The floor-to-ceiling cabinets in the back landing provide the ultimate pantry. Out the back door you will discover a large covered deck providing more than enough space for large gatherings as well as a sizeable hot tub for relaxation. The home also showcases a double-detached garage with considerable space for parking and handiwork. There are three bedrooms on the main floor. The primary bedroom offers a 3 pc ensuite and custom closet. The other two are of a comfortable size and have custom closets with double tiered hanging racks and 7 shelves for ample storage and closet space. A 4 pc bathroom finishes off this lovely level. The main room on the lower level offers an open floor plan with a second fireplace surrounded by an attractive stone facing. There is more than enough space for a media, family, or games room. With a double sink, cabinets, a second refrigerator, and granite countertops. The

lower level also benefits from extra storage space, a 4 pc bathroom, a large laundry room, and two additional bedrooms. The bonus area could be made into a another bedroom if needed. This home is perfect for a large or growing family: it is close to schools, parks, pathways, and eateries. Come and see—you will not be disappointed.