

# \$725,000 - 39 Templeridge Bay Ne, Calgary

MLS® #A2238674

**\$725,000**

5 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Temple, Calgary, Alberta

Spacious, Upgraded Home with Triple Garage  
on a Quiet Cul-de-Sac

Welcome to this beautifully maintained and thoughtfully upgraded home – the perfect opportunity for a large or growing family seeking space, privacy, and comfort.

The main floor features durable vinyl flooring throughout and a bright, functional kitchen with raised oak cabinetry. Enjoy family gatherings in the expansive living room, highlighted by a charming bay window, which flows seamlessly into a generous dining area.

The Lower-level boasts a cozy family room with a gas-wood burning fireplace, a convenient spare room or home office, and a 3-piece bathroom. The basement offers even more living space, including a sizable bedroom, an additional storage, and a large crawl space for all your storage needs.

Upstairs, you™ll find three well-appointed bedrooms, including a spacious primary suite complete with a luxurious four-piece ensuite featuring a jetted tub – the perfect retreat after a long day.

Situated on a large lot with a rear deck ideal for entertaining or relaxing outdoors, the home also features a rare heated triple detached garage – an exceptional bonus for car enthusiasts, hobbyists, or extra storage.



Tucked away on a family-friendly cul-de-sac, this home truly has it all. Don't miss the chance to make it yours!

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2238674      |
| Price          | \$725,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,249         |
| Acres          | 0.12          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 39 Templeridge Bay Ne |
| Subdivision | Temple                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 4E3               |

**Amenities**

|                |                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                                                             |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, On Street, Parking Pad, Rear Drive, RV Access/Parking, Stall, Triple Garage Detached |
| # of Garages   | 3                                                                                                                                                                                             |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, Jetted Tub, Separate Entrance, Storage          |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, |

|                 |                                                    |
|-----------------|----------------------------------------------------|
|                 | Washer                                             |
| Heating         | Forced Air, Natural Gas                            |
| Cooling         | None                                               |
| Fireplace       | Yes                                                |
| # of Fireplaces | 1                                                  |
| Fireplaces      | Family Room, Gas, Gas Starter, Stone, Wood Burning |
| Has Basement    | Yes                                                |
| Basement        | Finished, Full                                     |

## Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Paved, Private |
| Roof              | Asphalt Shingle                                                                                                                  |
| Construction      | Vinyl Siding                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 25              |
| Zoning         | R-CG            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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