

# \$695,000 - 39 Templeridge Bay Ne, Calgary

MLS® #A2248608

**\$695,000**

5 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.12 Acres

Temple, Calgary, Alberta

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 â€” combining thoughtful upgrades, flexible living space, and a rare garage setup in a peaceful location close to schools, parks, and amenities. Donâ€™t miss your chance to make it yours!

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248608      |
| Price          | \$695,000     |
| 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 Built-in Features, Closet Organizers, Jetted Tub, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)

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 Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Few Trees, 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 August 14th, 2025

Days on Market 36

Zoning R-CG

### Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.