

16 TEMPLERIDGE Close, Calgary T1Y 4E2

MLS®#: **A2132544** Area: **Temple** Listing Date: **05/27/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 28-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,292**
 Low Sqft:
 Ttl Sqft: **1,292**

DOM

39
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Lawn,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Central,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bookcases,Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`8" x 12`9"	Dining Room	Main	9`8" x 12`9"
Living Room	Main	15`1" x 15`10"	Bedroom - Primary	Main	13`2" x 12`9"
Bedroom	Main	8`9" x 13`8"	Bedroom	Main	8`10" x 12`3"
3pc Ensuite bath	Main	6`8" x 5`6"	Bedroom	Lower	10`9" x 9`5"
Bedroom	Lower	9`4" x 14`7"	Den	Lower	7`6" x 14`9"
Family Room	Lower	14`3" x 24`4"	4pc Bathroom	Lower	4`11" x 9`4"
Laundry	Lower	7`9" x 13`2"	4pc Bathroom	Main	4`11" x 7`11"

Title: **Fee Simple**
 Legal Desc: **7810494**

Zoning: **SR**

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY, JULY 6, 2024 - 1:00 - 4:00***Welcome 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 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.**

Inclusions: **Hot Tub, Underground Sprinklers**
 Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













