

**56 Templeridge Crescent
Calgary, Alberta**

MLS # A2199325



\$449,999

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,253 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Frame, Other, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

Welcome Home! This bright and beautifully maintained 3-bedroom home is perfectly situated across from a park, tennis courts, and baseball and soccer fields. Step into the inviting living room, where a charming wood-burning fireplace and a large bay window create a cozy yet spacious atmosphere. The kitchen features updated countertops and ample workspace, making it ideal for preparing family meals. The main floor also boasts a renovated powder room and a spacious dining area, perfect for gatherings. Upstairs, you'll find a stunning 5-piece bathroom with double sinks, along with three generously sized bedrooms, including a primary suite with his-and-hers closets. The fully developed basement offers even more space, featuring a family room, a versatile den/office currently used as a fourth bedroom, plenty of storage, and a convenient laundry room. Step outside and soak up the sun in your west-facing backyard, complete with a patio—ideal for relaxing or entertaining. Don't miss out on this wonderful place to call home!