



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

65 Tararidge Close NE
Calgary, Alberta

MLS # A2283819



\$465,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	874 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Private, F		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator, Washer, Dryer, Electric Stove. Microwave-Mainfloor, Range Hood, Blinds

Beautifully and fully RENOVATED single-family detached bi-level home—perfect for first-time buyers and investors. This home has undergone extensive updates, resulting in modern finishes and thoughtfully designed living spaces throughout. The main level offers a bright and open living and dining area, 2 spacious bedrooms with walk-in closets, a full bathroom (with a heated floor), and durable LUXURY VINYL PLANK flooring. The NEWER KITCHEN is a standout, featuring crisp white cabinetry, STAINLESS-STEEL APPLIANCES, QUARTZ COUNTERTOPS, a sleek QUARTZ ISLAND, UNDER-CABINET LIGHTING, and a NEWER FRIDGE and RANGE HOOD. The RENOVATED BASEMENT is bright and welcoming with 2 windows and LUXURY VINYL PLANK flooring. It includes a large recreation area (with the option to easily convert part of the space back into a 3rd bedroom), a full bathroom (with a heated floor), laundry area, ample storage, and a KITCHENETTE—perfect for guests or extended family. Additional upgrades include NEWER BATHROOMS , NEWER SIDING, NEWER WINDOWS and BLINDS throughout, NEWER FURNACE, NEWER LIGHT FIXTURES and the list goes on. Outside, enjoy a huge fenced backyard, a large deck for outdoor gatherings, and a FRONT-ATTACHED GARAGE with DRIVEWAY. Ideally located with bus stops just 2-3 minutes away and close to Co-op, shopping, restaurants, Saddletowne C-Train Station, Genesis/YMCA Centre, schools, parks and playgrounds and all other amenities. A great value and a must-see home that truly stands out!