



**84 Tarington Way NE**  
**Calgary, Alberta**

**MLS # A2285093**



**\$549,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,533 sq.ft.                     | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad          |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |     |

**Inclusions:** none

**NEW PRICE! LEGAL SUITE | FIRST TIME HOME BUYER | INVESTMENT ALERT!** A well-maintained, beautiful home in the community of Taradale, NE Calgary with **LEGAL BASEMENT SUITE**. This is well kept 2 STOREY 5 BED 3.5 BATH House with **SEPARATE ENTRANCE**. The main level has **TWO LIVING ROOMS**, nice kitchen with **DINING AREA** with big windows. The family room is bright with natural light and a gas fireplace to keep you warm throughout the cooler months. The kitchen includes a large corner island and plenty of storage cabinets; the corner pantry provides additional storage for all necessities. A growing family will appreciate the spaciousness of the dining room. The rear entrance connects to the entertainer's deck. for BBQ parties! The main level is finished with a 2-piece bathroom, living & dining. The master bedroom, which has a 4-piece ensuite and a large walk-in closet, is located upstairs. The additional bedrooms are of generous size. A closet beside the stairs and a 4-piece bath complete the upper floor. **LEGAL SUITE** in the basement has a rec room, kitchenette, two bedrooms, **SEPARATE LAUNDRY**, and a 4 piece bath. Because of the **SEPARATE ENTRANCE** and **SEPARATE LAUNDRY**, this place may be entirely rented or live up/rent down for extra income. Basement is currently rented for \$1200. There's a large private backyard with a huge deck and carport and plenty of space for a triple garage. This house is in a prime neighborhood, close to parks, schools, public transportation, and shopping. Call your favourite realtor to book a showing right away!