



GRASSROOTS
REALTY GROUP

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107 Tararidge Close NE
Calgary, Alberta

MLS # A2316956



\$476,500

Division:	Taradale		
Type:	Residential/House		
Style:	3 Level Split		
Size:	952 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Low Maintenance Landscape, Rectangular		

Heating:	Baseboard, Boiler, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Welcome to this beautifully maintained and updated 3 level split home, located on a quiet street in the family-friendly NE community of Taradale. With three spacious bedrooms, two full bathrooms, a beautiful open concept kitchen and dining area, and an oversized double detached garage, this home offers comfort, style, and functionality all in one. Updated in the last month with FRESH PAINT to all walls, trim, doors and ceilings, brand NEW CARPET throughout the entire home and exterior maintenance, this home is move in ready for a young family, professionals or anyone looking to downsize! Step inside to a bright and inviting vaulted living room filled with natural light from the large front windows. The upper area showcases a spacious kitchen with ample cabinetry, designer backsplash, modern appliances including brand new May 2026 SS stove and fridge, and open-concept design that seamlessly connects the kitchen and dining area. As a bonus, there is a small porch off the space for storage, plants and more, and leads to the backyard! Two generously sized bedrooms, including a primary retreat with large walk-in closet and large south facing window, along with a full 4-pc bathroom finish this level. The fully finished lower level offers incredible versatility with 9-foot ceilings, large windows throughout, a cozy family room and recreation space with wood burning fireplace, a large third bedroom and an additional full bathroom - perfect for guests or a teenager alike! The laundry area is tucked away and there is plenty of storage under the living room (crawl space). Outside you will find a large front deck, surrounded by shrubs and trees - so private and peaceful. The backyard boasts an oversized double detached garage and lane access. Located just steps from walking paths, schools, parks, and everyday amenities, this home offers unbeatable convenience

while maintaining a strong sense of community. Don't miss your opportunity — book your private showing today!