



**51 Tararidge Drive NE  
Calgary, Alberta**

**MLS # A2319931**

**\$739,500**



<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	Bidet, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Furniture Negotiable, All Basement Appliances included

Welcome to this beautifully upgraded, fully finished 2016-built 2-Story home in the heart of Taradale! Boasting an impressive 6 bedrooms, 3.5 bathrooms, and a unique architectural layout that stands completely apart from the neighborhood norm, this property offers the perfect blend of premium luxury and outstanding income potential. From the moment you arrive, the custom craftsmanship is evident. Step inside to a bright, open-concept main floor that features custom designer ceilings in the living and dining areas—an elegant detail typically reserved for million-dollar homes. The modern kitchen is a chef’s delight, featuring a highly coveted walk-in pantry and ample counter space for family gatherings. Designed with ultimate luxury and functionality in mind, the upper level hosts 4 generous bedrooms and a dedicated upper-level laundry room. The private master retreat is a true sanctuary, boasting dramatic vaulted ceilings that maximize space and light, along with its own private ensuite bath. The fully finished lower level (illegal suite) adds incredible financial value to this property. Featuring its own separate entrance, this space functions perfectly as a rental illegal suite, complete with 2 additional bedrooms, a large recreation room, a full 4-piece bathroom, a full kitchen, and separate basement laundry facilities. Currently tenant-occupied and generating steady income, this layout serves as a fantastic mortgage helper to significantly lower your monthly carrying costs. Complete with a rare back-attached double garage to keep your vehicles secure and warm all winter, this home leaves nothing to be desired. Location & Amenities: Situated in a prime, highly accessible NE location, this property is just minutes away from everything you need. Transit & Commute: Quick access to major routes like Stoney Trail, McKnight Blvd, and nearby bus stops & LRT stations. Schools &

Parks: Walking distance to multiple community schools, playgrounds, and parks. Shopping & Recreation: Just a short drive to the Genesis Centre, Saddletowne Circle, grocery stores, restaurants, and medical clinics. Whether you are looking for a spacious, unique forever home with an upscale feel or a rock-solid addition to your investment portfolio, 51 Tararidge Drive NE is a rare find. Schedule your private viewing today!