



GRASSROOTS
REALTY GROUP

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269 Tarington Close NE
Calgary, Alberta

MLS # A2325779



\$565,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: n/a

Welcome to 269 Tarington Close NE. This inviting family home offers over three levels of finished living space in the heart of Taradale. From the moment you arrive, you'll appreciate the welcoming curb appeal and functional layout that's perfect for growing families. The main floor is bright and spacious, featuring a comfortable living area, a convenient 2-piece bathroom, large kitchen and an open layout that makes everyday living and entertaining enjoyable. Upstairs, you'll find three good sized bedrooms, including a primary bedroom with its own 4 piece ensuite, plus a second full bathroom for the kids or guests. The fully finished basement provides even more flexibility with a fourth bedroom, another full bathroom, and additional living space that's ideal for a recreation room, home office, gym, or overnight guests. Step outside to enjoy the large back deck, the perfect place to BBQ, entertain friends, or unwind after a long day. The detached garage offers secure parking and extra storage, while the backyard provides plenty of space for kids or entertaining. Located on a quiet street, you're just minutes from schools, parks, playgrounds, shopping, public transit, and major roadways, making it easy to get anywhere in the city. Whether you're a first time homebuyer, a growing family, or an investor looking for a move-in-ready property, this home is worth a look. Book your showing today!