



GRASSROOTS
REALTY GROUP

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118 Tarington Close NE
Calgary, Alberta

MLS # A2333626



\$524,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: basement bar fridge

Welcome Home —a bright and inviting two-storey home offering a functional layout, comfortable living spaces and an oversized single detached garage. Mature trees and established landscaping create a welcoming first impression. Inside, the spacious front living room is filled with natural light from large bay windows and features warm hardwood flooring. The eat-in kitchen offers plenty of cabinetry and counter space, a generous dining area and direct access to the rear deck—perfect for everyday meals and summer entertaining. A convenient main-floor powder room and laundry area complete this level. Upstairs, you’ll find three well-proportioned bedrooms, including a comfortable primary retreat with walk-in closet, along with a full four-piece bathroom. The developed lower level adds valuable living space with a large, flexible recreation room that can easily accommodate a media area, playroom, home office or gym, plus another large bedroom (window does not meet egress). Outside, enjoy a fully fenced backyard with room for children, pets and gardening, as well as a raised deck for relaxing or hosting friends. The oversized single garage provides excellent parking, workspace and storage, with convenient access from the paved back alley. A practical and welcoming home with space to live, grow and make your own.