



GRASSROOTS
REALTY GROUP

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155 Tarington Green NE
Calgary, Alberta

MLS # A2334313



\$519,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, Rear Drive, Side By Side		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed x2

WONDERFUL FAMILY HOME | QUIET TARADALE LOCATION | FINISHED BASEMENT | OVERSIZED DOUGLE CAR GARAGE

Welcome to this bright and inviting Taradale family home, ideally situated on a quiet street just steps from a playground. Featuring a popular open-concept layout, generous living spaces, and a fully developed basement, this property is ready for its next family to move in and enjoy. The welcoming main floor offers an open foyer, a stately staircase with wood railings, and a spacious living room featuring a gas fireplace, bay window, and additional side window that fills the home with natural light. The well-designed kitchen provides plenty of space for cooking and entertaining. Highlights include shaker-style maple cabinetry, upgraded newer white appliances, a tile backsplash, and a stainless-steel sink positioned beneath the kitchen window. The sunny, south-facing breakfast nook overlooks the backyard, making it easy to watch the children play. A nearby patio door provides convenient access to the deck and yard. Upstairs, you will find three generously sized bedrooms and a full bathroom. The oversized primary bedroom includes a spacious walk-in closet. The fully finished basement adds exceptional versatility with a large recreation room, an additional bedroom, a full bathroom, a dedicated laundry room, and ample storage. Outside, the fully landscaped and fenced backyard is designed for relaxation and functionality. It features a wood deck, lower concrete patio, mature trees, two storage sheds, an oversized detached garage, and an additional parking stall. Additional highlights include: Class 4 hail-resistant shingles installed in 2021 Updated siding Newer furnace Attractive front stone detailing Traditional homesite with wide side yards Quick possession potentially available This well-maintained home offers space,

comfort, and an excellent family-friendly location. Simply move in and make it your own! Contact your REALTOR® today to arrange a private viewing.