



GRASSROOTS
REALTY GROUP

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77 Tararidge Circle NE
Calgary, Alberta

MLS # A2334497



\$350,000

Division:	Taradale		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 549
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to your affordable, dream low-maintenance home in the vibrant community of Taradale! Tucked away in the highly sought-after Fresco Gardens complex, this exceptional 2+1 bedroom, 3-bathroom bungalow villa offers a perfect blend of comfort, functionality, and effortless living. An added bonus is that condo fees are pre-paid through to December 1st! Stepping inside, you are immediately greeted by an open floor plan with vaulted ceilings and plenty of natural light streaming in! The sunny west-facing orientation ensures bright, airy living spaces all day long. The heart of the main floor features an inviting living room centered around a cozy gas fireplace, perfect for unwinding on quiet evenings. Adjacent to the living area, the kitchen provides ample counter space, abundant cabinetry, and a pantry to easily meet all your storage needs, plus a convenient sit-up breakfast bar. The generous primary suite serves as a peaceful retreat, complete with a walk-in closet and a private 4-pc ensuite bathroom, plus a 2nd bedroom (or den) and 3 piece bathroom to complete this level. Flooring throughout the home features a practical combination of laminate, linoleum, and soft carpeting for ultimate comfort and durability. Downstairs, the fully finished basement expands your living options dramatically, offering a massive recreation room ideal for family movie nights, a home gym, or a hobby space. A third large bedroom or den (window not egress bedroom size) and a third full bathroom make this level perfect for guests, teenagers, or extra family members, while extra storage space throughout ensures everything has its place. Out back, enjoy your private back deck overlooking a serene, shared greenspace—a wonderful spot for summer relaxing without the hassle of yard upkeep. Complete with a single attached garage, and an added bonus the hot water tank and

furnace were replaced in 2020. This villa is minutes from top-tier amenities including schools, playgrounds, local shopping, and the world-class Genesis Recreation Centre. Don't miss this rare opportunity for turn-key, accessible villa living in NE Calgary!