



GRASSROOTS
REALTY GROUP

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99 Tararidge Close NE
Calgary, Alberta

MLS # A2344188



\$579,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.72 Acre		
Lot Feat:	Back Lane, Few Trees, Fruit Trees/Shrub(s), See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained two story detached home in the sought after community of Taradale. This home offers 3 bedrooms and 2.5 bathrooms on the upper and main levels, along with a fully finished legal basement suite featuring 2 bedrooms and a full bathroom. Offering exceptional space for families and an outstanding opportunity for rental income, this property truly has it all. The main floor features a bright and spacious living room, a separate family room, and a dedicated dining area, providing plenty of room for both everyday living and entertaining. A convenient two piece bathroom completes this level. Upstairs you will find three generously sized bedrooms and two full bathrooms. The primary bedroom includes its own four piece ensuite, creating a comfortable private retreat. The fully finished legal basement suite with a separate entrance offers two bedrooms, a full bathroom, and a huge living and dining area, making it perfect for extended family or as a mortgage helper. Step outside to enjoy a backyard with mature fruit trees, a deck for relaxing or hosting, and a huge double detached garage. A park sits directly in front of the home, adding to the family friendly appeal of this fantastic location. This is a wonderful opportunity to own a versatile home in a great community. Schedule your private showing today.