



**GRASSROOTS**  
REALTY GROUP

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**84 Tarington Way NE**  
**Calgary, Alberta**

**MLS # A2214199**



**\$649,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N / A

FIRST TIME HOME BUYER | INVESTMENT ALERT! A well-maintained, beautiful home in the community of Taradale, NE Calgary with LEGAL BASEMENT SUITE. This is well kept 2 STOREY 5 BED 3.5 BATH House with SEPERATE ENTRANCE . The main level has TWO LIVING ROOMS, nice kitchen with DINING AREA with big windows. The family room is bright with natural light and a gas fireplace to keep you warm throughout the cooler months. The kitchen includes a large corner island and plenty of storage cabinets; the corner pantry provides additional storage for all necessities. A growing family will appreciate the spaciousness of the dining room. The rear entrance connects to the entertainer's deck. for BBQ parties! The main level is finished with a 2-piece bathroom, living & dining. The master bedroom, which has a 4-piece ensuite and a large walk-in closet, is located upstairs. The additional bedrooms are of generous size. A closet beside the stairs and a 4-piece bath complete the upper floor. LEGAL SUITE in the basement has a rec room, kitchenette, two bedrooms, SEPARATE LAUNDRY, and a 4 piece bath. Because of the SEPARATE ENTRANCE and SEPARATE LAUNDRY, this place may be entirely rented or live up/rent down for extra income. Basement is currently rented for \$1200. There's a large private backyard with a huge deck and carport and plenty of space for a triple garage. This house is in a prime neighborhood, close to parks, schools, public transportation, and shopping. Call your favourite realtor to book a showing right away!