



**GRASSROOTS**  
REALTY GROUP

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**148 Tarington Park NE**  
**Calgary, Alberta**

**MLS # A2226478**



**\$584,000**

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** NA

Welcome to this BEAUTIFULLY MAINTAINED 2-STOREY HOME nestled on an OVERSIZED CORNER LOT in the heart of TARADALE! Offering OVER 1,250 SQFT of ABOVE-GRADE LIVING SPACE, this property features 4 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE DETACHED GARAGE with ADDITIONAL RV PARKING SPACE. The bright and open main floor boasts a SPACIOUS LIVING ROOM with a COZY GAS FIREPLACE, a MODERN KITCHEN with QUARTZ COUNTERTOPS, and a GENEROUS DINING AREA leading to the SUNNY SOUTH-FACING BACKYARD. Upstairs, you'll find a LARGE PRIMARY BEDROOM with DOUBLE CLOSETS, TWO ADDITIONAL BEDROOMS, and a FULL 4-PIECE BATH. The FULLY FINISHED BASEMENT &mdash; BUILT IN DECEMBER 2024 &mdash; features an ILLEGAL SUITE with a SEPARATE ENTRANCE, BEDROOM, FULL BATHROOM, and a SECOND KITCHEN &mdash; PERFECT FOR EXTENDED FAMILY or FUTURE RENTAL POTENTIAL. Recent upgrades include NEWER CARPET, PAINT, and QUARTZ COUNTERS. Enjoy summer evenings on the CONCRETE PATIO, surrounded by a FULLY FENCED YARD and LOW-MAINTENANCE LANDSCAPING. Located just STEPS FROM PARKS, SCHOOLS, SHOPPING, and PUBLIC TRANSIT &mdash; this MOVE-IN READY GEM won't last long! BOOK YOUR SHOWING TODAY!