



GRASSROOTS
REALTY GROUP

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245 Tarington Close NE
Calgary, Alberta

MLS # A2228650



\$499,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Dry Bar, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Storage

Turn-Key Detached Family Home Under \$499,900 Discover this beautifully maintained 2-story home tucked away on a quiet street in the desirable community of Taradale. The main floor offers a spacious and modern layout, featuring chestnut-stained hardwood flooring in the living room and a large window that fills the space with natural light. The kitchen boasts white cabinetry, tiled flooring, and a generous dining area perfect for hosting. Upstairs, you'll find three comfortable bedrooms and a stylishly remodelled main bathroom. The finished basement adds even more living space, complete with a cozy dry bar—ideal for relaxing or entertaining. Enjoy outdoor living with a large backyard, perfect for family gatherings. Don't miss out—contact your favorite agent to book a private showing today!