



GRASSROOTS
REALTY GROUP

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**75 Tarington Close
Calgary, Alberta**

MLS # A2233075



\$734,900

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

Very well maintained, recently renovated 5 bedroom and 5 bathrooms, heated double attached garage, with illegal basement suite. This home offers a perfect blend of functionality . The master suite includes a private BALCONY, perfect for relaxing after a long day. The main floor boasts a warm and inviting living room with electric fireplace. The fully developed basement includes 1 bedroom, a kitchen, and full bath making it an excellent option for additional income or multi-generational living. House is backing on to green space, This property has been extensively upgraded. Over size garage has a small cooking area with electric stove & sink. Located in the vibrant neighborhood of Taradale, this home is a stone's throw from Taradale School (CBE), close to public transit, the Genesis Centre, and convenient grocery stores like Chalo FreshCo.