



GRASSROOTS
REALTY GROUP

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12 tarington Manor
Calgary, Alberta

MLS # A2249458



\$609,000

Division:	Taradale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	862 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained bi-level residence offering the perfect blend of comfort, functionality, and convenience. Featuring 4 spacious bedrooms, this home is ideal for growing families, multi-generational living, or savvy investors looking to capitalize on its mortgage-helper potential.