



**GRASSROOTS**  
REALTY GROUP

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**39 Tararidge Drive NE**  
**Calgary, Alberta**

**MLS # A2250054**



**\$559,888**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Taradale                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,343 sq.ft.                                                  | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Detached                                        |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Level, Private, See Remarks |               |                   |

|                    |                                                                                  |                   |     |
|--------------------|----------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance |                   |     |

**Inclusions:** NONE

Opportunity Knocks in Taradale! Don't miss your chance to own this beautifully updated and well-kept 2-storey home in one of the best community in NE. The property boasts an excellent curb appeal, inviting guests to welcome themselves on the welcoming front porch. Step into a warm and welcoming living room that flows effortlessly into the dining area and modern kitchen. The well-appointed kitchen features upgraded stainless steel appliances with GAS STOVE, sleek granite countertops, and a stylish backsplash. Enjoy sunny meals in the eating area that opens directly onto a west-facing back deck—perfect for morning coffee or evening relaxation. The main level also includes a laundry room and a convenient half bathroom, making daily living a breeze. Retreat to the upper level, where you'll find a spacious master bedroom complete with an ensuite half bathroom, along with two additional bedrooms and a well-designed 4-piece bathroom. The lower level features an illegal basement suite, providing additional living space or potential rental income. It includes a cozy bedroom, family room, kitchen with stainless appliances, updated countertops, and a bathroom, separate laundry connection, all with a private entrance. Enjoy the sunny backyard, complete with a deck and plenty of space for outdoor gatherings, gardening, or simply unwinding in the fresh air. The double garage at the back adds convenience and ample storage. This home is perfectly situated close to all the amenities you could desire, including shopping, schools, parks, and public transportation. Property offers newer WINDOWS, FURNACE and tankless HOT WATER UNIT. This home offers a unique blend of comfort, style, and functionality in a fantastic community. Schedule your viewing today and seize this incredible opportunity!

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