



GRASSROOTS
REALTY GROUP

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14 Tarington Place NE
Calgary, Alberta

MLS # A2250112



\$605,000

Division:	Taradale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,503 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Pantry, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

This gorgeous, updated 5 bedroom, 3.5 bathroom home with a detached double garage and finished 2 bedroom basement (illegal suite) is situated on a quiet street near a park and Ted Harrison school. It features over 2,100 square feet of bright and airy fully developed living space, perfect for families, first-time home buyers, or investors seeking a flexible layout. The main level includes a spacious front living room, a family room with a gas fireplace, a powder room, a kitchen with a gas range, a corner pantry, an island, and a dining room leading to a west-facing backyard with a spacious deck. A fully fenced yard and access to the detached garage provide ample storage and parking. Upstairs, you'll find a large primary suite with a walk-in closet and private ensuite, two well-appointed bedrooms, and another full bathroom. The lower level illegal suite has separate entrance, two bedrooms, a recreation room, and a four-piece bathroom. Laundry is conveniently located downstairs in the common area. Significant upgrades include a new roof, gutters, siding, laminate and carpet flooring, paint, and pot lights. This home has been meticulously maintained and updated, ensuring excellent condition for years to come. Don't miss out on this remarkable opportunity! Schedule your viewing today and make this incredible property yours!