



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**151 Tarington Green NE**  
**Calgary, Alberta**

**MLS # A2253637**



**\$519,900**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, Paved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

\*\*\*NOTE: OPEN HOUSE SATURDAY SEPTEMBER 13th, from 12 NOON to 2 pm.\*\*\*Beautifully updated and meticulously maintained, this detached two-storey in Taradale blends modern style with family-friendly comfort. A soaring foyer makes a grand first impression before opening into a bright, open-concept main floor. Wide-plank flooring flows seamlessly throughout, uniting spaces designed for connection and everyday living. The bayed dining room, enhanced by designer lighting and a built-in serving bar, sets the stage for family meals and effortless entertaining. At the heart of the home, the chef's kitchen showcases stone countertops, subway tile, full-height cabinetry, stainless steel appliances, and a large centre island. The adjoining living room is filled with natural light from extra windows overlooking the sunny backyard, while a stylish powder room completes the main level. Upstairs you'll find three spacious bedrooms with the same wide-plank flooring. The primary retreat includes a large walk-in closet, and the updated four-piece bathroom balances both function and elegance. The fully finished basement expands the living space with a generous rec room, fourth bedroom, and a three-piece bath—perfect for guests, teens, or a home gym. Step outside to a sunny south-facing backyard featuring a full-width deck, built-in firepit, and plenty of grassy play space. A paver-stone pathway leads to the double detached garage with paved lane access. Located just steps from Tarington Woods Park and Taradale Gardens, with playgrounds, walking paths, and an off-leash dog park nearby. Quick access to Saddletowne and McKnight Transit stations, the Genesis Centre, and Stoney Trail makes commuting and daily errands simple. This home offers the perfect balance of thoughtful design, inviting spaces, and a prime location ready for your

family to move in and enjoy.