



GRASSROOTS
REALTY GROUP

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20 Tararidge Close NE
Calgary, Alberta

MLS # A2260250



\$586,000

Division:	Taradale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	925 sq.ft.	Age:	1984 (41 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions: none

Beautiful 3+3 bedrooms[2 bedrooms in the basement without window]Home with Brand New Basement illegal Suite in Taradale.Welcome to this stunning and wel maintained home,perfectly located within walking distance to a shopping mall,grocery stores,school , transit access and sikh temple.The main floor features 3 spacious bedrooms,full bath,modern kitchen with quartz counter tops and new appliances .The home is designed with comfort and convenience in mind,offering plenty of natural light and a functional layout.Newly built basement illegal suite has separate entrance and separate laundry.Additional highlights include All new appliances,Interconnected smoke detectors for added safety,Double detached garage.This home truly checks all the boxes-stylish,practical and in factastic location.Move-in ready and waiting for you to make it yours.Very easy to show,shows excellent. Vacant for quick possession.